

## Property Client Full

# 4608 Trent Trail, Severn, Ontario L0K 2B0

Listing

**4608 Trent Tr Severn**

**Active / Residential Freehold / Detached**

MLS®#: **S13415720**

List Price: **\$3,295,000**

**New Listing**

### Simcoe/Severn/Rural Severn



Tax Amt/Yr: **\$1,447.00/2025**      Transaction: **Sale**  
 SPIS: **No**      DOM: **0**  
 Legal Desc: **PCL 15-1 SEC M38; LT 15 PL M38 NORTH ORILLIA; SEVERN**

Style: **2 Storey**      Rooms Rooms+: **6+0**  
 Fractional Ownership:      BR BR+: **4(4+0)**  
 Assignment:      Baths (F+H): **3(3+0)**  
 Link: **No**      SF Range: **3000-3500**  
 Storeys: **2.0**      SF Source: **Owner**  
 Lot Irreg:      Lot Acres: **0.50 - 1.99**  
 Lot Front: **25.00**      Fronting On: **N**  
 Lot Depth: **85.00**      Builder Name:  
 Lot Size Code: **Metres**  
 Dir/Cross St: **HWY 11 and Canal Road**

PIN #: **586050096**      ARN #: **435101000938815**      Contact After Exp: **No**  
 Holdover: **90**      Survey Year/Type: **None**  
 Possession: **TBA**      Possession Date:

Kitch Kitch + Fam Rm: <b>1 (1+0)</b> Basement: <b>No</b> Fireplace/Stv: <b>Yes/Partially Finished</b> Interior Feat: <b>Yes</b> Parking Feat: <b>Auto Garage Door Remote, In-Law Suite, Other</b> Heat: <b>Covered</b> Heat Source: <b>Forced Air</b> A/C: <b>Gas</b> Central Vac: <b>Yes/Central Air</b> Laundry Lev: <b>No</b> Property Feat: <b>Main</b> Roof: <b>River/Stream</b> Foundation: <b>Asphalt Shingle</b> Soil Type: <b>Concrete</b> Alternate Power: <b>Generator – wired</b> Water Name: <b>Trent Severn River</b> Waterfront Y/N: <b>Yes</b> Water Struct: <b>Not Applicable</b> Water Frontage: <b>25.00</b> Water Features: <b>Dock, Waterfront - Not Deeded</b> Under Contract: Access To Property: <b>Paved Road, Public Road, Highway, Private Docking, By Water</b> Shoreline: <b>Clean, Shallow</b> Shoreline Road Allowance: <b>Owned</b> Docking Type: <b>Private</b> View:	Exterior: <b>Vinyl Siding</b> Garage: <b>Yes</b> Gar/Gar Spcs: <b>Detached Garage/2.0</b> Drive Pk Spcs: <b>10.00</b> Tot Pk Spcs: <b>12.00</b> Pool: <b>None</b> Room Size: Rural Services: Security Feat:	Utilities: <b>No Gas, Hydro, No Sewers, Cable, Telephor Available Municipal</b> Water: Water Supply Type: Water Meter: Waterfront Feat: <b>Dock, Waterfront - Not Deeded</b> Waterfront Struc: <b>Not Applicable</b> Well Capacity: Well Depth: Sewers: <b>Septic</b> Special Desig: <b>Unknown</b> Farm Features: Winterized:
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Waterfront: **Direct**      Island YN: **Yes**  
 Easements/Restr: **Unknown**  
 Dev Charges Paid:      HST App To SP: **Included In**  
 Water View: **Direct**      Channel Name:  
 Lot Shape:      Lot Size Source: **Survey**

### Remarks/Directions

Client Rmks: **5,000 SQ FT OF TOTAL LIVING SPACE OFFERING EXCEPTIONAL WATERFRONT LUXURY. This stunning newly built home showcases high-end finishes throughout and comes with the added peace of mind of a Tarion New Home Warranty. Nestled on the beautiful Severn River, enjoy direct boating access to the renowned Trent-Severn Waterway and the vast network of lakes beyond. Designed for both comfort and entertaining, the home features an oversized finished 32' x 24' garage, 200-amp service, and the option for a fully heated driveway. Enjoy over 1,000 sq ft of outdoor living space overlooking the water, with panoramic views from nearly every room. The executive chef's kitchen and luxurious primary ensuite feature heated floors, while the spa-inspired ensuite includes a freestanding Jacuzzi tub. Premium oversized appliances and a WiFi-enabled smart home system control heating, cooling, sprinklers, appliances, and garage doors. The grand great room showcases exposed wood beams and soaring windows that flood the home with natural light and capture breathtaking waterfront views. A second interlocking patio provides the perfect space for a future hot tub, outdoor kitchen, or custom entertaining area. The fully finished basement offers generous flexible living space, while professional landscaping and natural armour stone complete this remarkable waterfront retreat—just 80 minutes from Toronto and 15 minutes from Orillia.**

Inclusions: **Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Stove, Washer**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **06/08/2026**

Rooms

**MLS®#: S13415720**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Primary Bedroom</b>	<b>Main</b>	<b>5.92 M X 4.7 M</b>	<b>19.42 Ft x 15.41 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>4.74 M X 2.82 M</b>	<b>15.55 Ft x 9.25 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>3.81 M X 3.07 M</b>	<b>12.49 Ft x 10.07 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>3.89 M X 2.97 M</b>	<b>12.76 Ft x 9.74 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>5</b>	
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	
<b>Bathroom</b>	<b>Upper</b>			<b>4</b>	

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