

Property Client Full

4292 Graham Road, Severn, Ontario L0K 1E0

Listing

[4292 Graham Rd Severn](#)

Active / Residential Freehold / Detached

MLS®#: **S13764928**

List Price: **\$890,000**

New Listing

Simcoe/Severn/Rural Severn



Tax Amt/Yr: **\$2,533.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PT LT 9 PL 974 MATCHEDASH PT 1, 51R8749; SEVERN**

Style: **Bungalow** Rooms Rooms+: **5+0**
Fractional Ownership: **BR BR+: 2(2+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **< 700**
Storeys: **1.0** SF Source: **MPAC**
Lot Irreg: **Lot Acres: 0.50 - 1.99**
Lot Front: **87.91** Fronting On: **S**
Lot Depth: **260.46** Builder Name:
Lot Size Code: **Feet**
Zoning: **SR3**
Dir/Cross St: **Whites Falls Rd & Graham Rd**

PIN #: **586000140** ARN #: **435105000410700** Contact After Exp: **No**
Holdover: **60** Survey Year/Type: **None**
Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: No Basement: /None Fireplace/Stv: Yes Fireplace Feat: Freestanding, Wood Stove Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Separate Hydro Meter, Water Heater, Water Heater Owned	Exterior: Board/Batten, Wood Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 5.00 Tot Pk Spcs: 5.00 Pool: None Room Size: Cell Services, Electrical, Internet Other Rural Services: Carbon Monoxide Detectors, Smoke Detector	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Available Other Water: Lake/River, Unknown Water Supply Type: Heated Waterline Water Delivery Feat: Dock, Stairs to Waterfront, Waterfront Deeded Water Meter: Not Applicable
Parking Feat: Private Triple, Front Yard Parking, Available, Private Baseboard Heat: Electric, Wood Heat Source: Yes/Window Unit A/C: No Central Vac: 51-99 Apx Age: Clear View, Golf, Level, Library, Marina, Place of Worship Property Feat: Deck, Fishing, Privacy, Year Round Living	Security Feat: Metal Exterior Feat: Piers, Unknown Roof: Dry, Hillside, Level, Rocky Foundation: None Topography: Tea Lake Soil Type: Yes Alternate Power: Not Applicable Water Name: 26.79 Waterfront Y/N: Waterfront - Deeded Water Struct: Waterfront - Deeded Water Frontage: Waterfront - Deeded Water Features: Waterfront - Deeded Under Contract: Waterfront - Deeded Access To Property: Private Road Shoreline: Clean, Deep, Shallow Shoreline Road Allowance: Owned Docking Type: Private View: Clear	Waterfront: Direct Easements/Restr: Unknown Island YN: No Dev Charges Paid: HST App To SP: Included In Shoreline Exposure: South West Water View: Direct Lot Shape: Channel Name: Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **Welcome to your waterfront retreat! This is where your mornings begin with a coffee on the newer built deck overlooking beautiful Tea Lake, just a short 1.5-hour drive from Toronto. This charming classic four-season "Panabode" cottage/home is renowned for its long-lasting, high quality construction. The Panabode cottage/home is equipped with A/C for those hot summer days and nights. A cozy wood stove provides ambiance and plenty of heat after a day of snowmobiling, skiing or simply walking on the well-maintained private road. To enjoy this lovely cottage/home with confidence and ease, recent upgrades include a new heated water line and newer windows throughout. Stainless steel appliances enhance the well appointed kitchen. Relax on your dock throughout the day and enjoy the shallow, sandy waterfront, perfect for younger children and pets, with deeper water at the end of the dock for swimming. Whether you are looking for a quiet weekend escape or a place to experience all four seasons, this charming Panabode on the exceptionally clean Tea Lake, is ready for its next chapter.**

Inclusions: **Fireplace (wood), wood shed, garden shed, stainless steel fridge, stainless steel stove, microwave, sediment filter system**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/10/2026**

Rooms

MLS® #: S13764928

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	2.64 M X 2.97 M	8.66 Ft x 9.74 Ft		
Living Room	Main	2.64 M X 4.43 M	8.66 Ft x 14.53 Ft		
Primary Bedroom	Main	2.65 M X 2.93 M	8.69 Ft x 9.61 Ft		
Bedroom	Main	2.64 M X 2.96 M	8.66 Ft x 9.71 Ft		
Bathroom	Main			3	

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