

## Property Client Full

## 7 Rice Street, Seguin, Ontario P0C 1J0

Listing

[7 Rice Street Seguin](#)

Active / Residential Freehold / Detached

MLS® #: X13416560

List Price: \$2,295,000

New Listing

## Parry Sound/Seguin/Seguin



Tax Amt/Yr: **\$5,178.08/2026** Transaction: **Sale**  
 SPIS: **No** DOM: **3**  
 Legal Desc: **PT LT 13 E/S OAK ST, 14 E/S OAK ST, 43 PL 163 AS IN RO200171; SEGUIN**

Style: **Contemporary** Rooms Rooms+: **6+0**  
 Fractional Ownership: **No** BR BR+: **3(3+0)**  
 Assignment: **No** Baths (F+H): **3(2+1)**  
 Link: **No** SF Range: **1500-2000**  
 Storeys: **2** SF Source: **Other**  
 Lot Irreg: **No** Lot Acres: **< 0.50**  
 Lot Front: **90.00** Fronting On: **S**  
 Lot Depth: **200.00** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **R1**  
 Dir/Cross St: **Oak Street + Rice Street**

PIN #: **521990568**Holdover: **90**Possession: **TBA**ARN #: **490302000208500**

Possession Date:

Contact After Exp: **No**Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **Yes**  
 Basement: **Yes/Finished W/O**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Wood**  
 Interior Feat: **Air Exchanger, Auto Garage Door Remote, ERV/HRV, Primary Bedroom - Main Floor, Propane Tank**

Parking Feat: **Private**  
 Heat: **Forced Air**  
 Heat Source: **Propane**  
 A/C: **/None**  
 Central Vac: **No**  
 Property Feat: **Beach, Clear View, Lake/Pond, Marina, Park, Waterfront**

Exterior Feat: **Deck, Fishing, Landscaped, Year Round Living**

Roof: **Metal**  
 Foundation: **Concrete**  
 Topography: **Hillside, Level, Sloping, Terraced**

Soil Type:  
 Alternate Power: **Generator - wired**

Water Name: **Lake Rosseau**Waterfront Y/N: **Yes**Water Struct: **Not Applicable**Water Frontage: **90.00**Water Features: **Dock**

Under Contract:

Access To Property: **Yr Rnd Municipal Rd, Municipal Road**Shoreline: **Clean, Natural**Shoreline Road Allowance: **None**Docking Type: **Private**View: **Bay, Lake, Trees/Woods, Water**

Exterior: **Wood**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Detached Garage/1.0**  
 Drive Pk Spcs: **3.00**  
 Tot Pk Spcs: **4.00**  
 Pool: **None**  
 Room Size:  
 Rural Services:  
 Security Feat:

Water: **Well**  
 Water Supply Type: **Drilled Well, Water System**  
 Water Delivery Feat: **UV System, Water Treatment**

Water Meter:  
 Waterfront Feat: **Dock**  
 Waterfront Struc: **Not Applicable**

Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **Fully**

Waterfront: **Direct**  
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **South**

Water View: **Direct**  
 Lot Shape: **Rectangular**

Channel Name:  
 Lot Size Source: **GeoWarehouse**

## Remarks/Directions

Client Rmks: **Enjoy the best of Muskoka living from this exceptional Lake Rosseau property in the heart of Rosseau. Built in 2015 and thoughtfully designed by renowned designer Gren Weis, the cottage blends seamlessly into the natural landscape, using the surrounding terrain to create a stunning waterfront setting. Constructed with quality and craftsmanship in mind, the residence features a premium B.C. cedar exterior, providing a timeless Muskoka aesthetic and enduring appeal. Inside, the thoughtful design continues with a stunning Muskoka Room off the main floor, creating the perfect space to relax, entertain, and fully embrace the cottage lifestyle while enjoying the surrounding natural beauty. Breathtaking south-facing views stretch**

down Rosseau Bay, while the sought-after location offers year-round access and exceptional walkability to the village's amenities. Stroll to the iconic Rosseau Market, enjoy dining at Crossroads Restaurant, relax at the town pier and waterfront park, or explore the vibrant Rosseau Bay Landing with its dining, marina services, and boutique shopping. Whether envisioned as a luxury cottage retreat or year-round residence, this property offers an exceptional blend of architectural excellence, quality construction, natural beauty, and village convenience.

Inclusions: **Washer/Dryer (Miele), Induction Cooktop (WOLF), Oven, Fridge (Liebherr), Dishwasher (Bosch)**

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

**Prepared By: LUCAS WILHELM, Administrator**

**Date Prepared: 06/11/2026**

Rooms

**MLS®#: X13416560**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Bathroom</b>	<b>Main</b>			<b>2</b>	
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	
<b>Bathroom</b>	<b>Basement</b>			<b>3</b>	

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