

Property Client Full

1887 Ellis Road, Severn, Ontario L0K 1E0

Listing

1887 Ellis Rd Severn

Active / Residential Freehold / Detached

MLS®#: S13621210

List Price: \$1,099,999

Price Decrease



Simcoe/Severn/Coldwater

Tax Amt/Yr: \$4,604.25/2026 Transaction: Sale
SPIS: No DOM: 62
Legal Desc: LT 30 RCP 1727 MATCHEDASH; SEVERN

Style: Bungalow Rooms Rooms+: 7+7
Fractional Ownership: BR BR+: 5(3+2)
Assignment: Baths (F+H): 2(2+0)
Link: No SF Range: 2000-2500
Storeys: 1.0 SF Source: Plans
Lot Irreg: Lot Acres: 0.50 - 1.99
Lot Front: 91.00 Fronting On: S
Lot Depth: 195.00 Builder Name:
Lot Size Code: Feet
Zoning: SR1
Dir/Cross St: Irish Line/Ellis Road

PIN #:	740640251	ARN #:	435105000381800	Contact After Exp:	No
Holdover:	180			Survey Year/Type:	Boundary Only
Possession:	TBA	Possession Date:			
Kitch Kitch +	2 (1+1)	Exterior:	Brick, Vinyl Siding	Utilities:	Hydro
Fam Rm:	No	Garage:	Yes	Water:	Well
Basement:	Yes/Finished W/O	Gar/Gar Spcs:	Detached Garage/2.0	Water Supply Type:	Drilled Well
Fireplace/Stv:	Yes	Drive Pk Spcs:	10.00	Water Meter:	
Fireplace Feat:	Wood Stove	Tot Pk Spcs:	12.00	Waterfront Feat:	Boat Launch, Dock, Tren
Interior Feat:	Central Vacuum, In-Law	Pool:	None	Waterfront Struc:	System
	Capability, Primary	Room Size:		Well Capacity:	Not Applicable
	Bedroom - Main Floor,	Rural Services:	Cell Services, Garbage	Well Depth:	
	Propane Tank, Storage,		Pickup, Internet High	Sewers:	Sewer
	Water Treatment		Speed, Recycling	Special Desig:	Unknown
	Private Double	Security Feat:	Pckup	Farm Features:	
Parking Feat:	Forced Air			Winterized:	Fully
Heat:	Propane				
Heat Source:	Yes/Central Air				
A/C:	Yes				
Central Vac:	31-50				
Apx Age:	Lower				
Laundry Lev:	Golf, Library, Marina,				
Property Feat:	Skiing, Waterfront, School				
	Bus Route				
Exterior Feat:	Deck, Fishing, Privacy,				
	Year Round Living				
Roof:	Asphalt Shingle, Metal				
Foundation:	Concrete				
Topography:	Dry, Flat, Open Space				
Soil Type:					
Alternate Power:	Generator - wired				
Water Name:	Maclean Lake	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable				
Water Features:	Boat Launch, Dock, Trent System				
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Municpal Rd				
Shoreline:	Natural, Sandy	Shoreline Exposure:	South		
Shoreline Road Allowance:	Not Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake, Trees/Woods	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: Welcome to your year-round waterfront retreat on beautiful MacLean Lake, offering direct access to Gloucester Pool & the Trent Severn Waterway. Set on a picturesque 0.73-acre lot w/ 91ft of Southern exposure waterfront, this versatile property is ideal as a family home, cottage getaway, or multi-generational retreat with endless possibilities. The main level features an open-concept kitchen, living & dining area designed for gathering with family & friends, complete w/ a walkout to a spacious deck overlooking the property & lake. Three comfortable bedrooms & a 3pc bath complete the main floor. The fully finished lower level offers incredible flexibility w/ its own entrance, making it an ideal in-law suite or rental. This space features an open-concept kitchen, living & dining area, 2 bedrooms, a 3pc bath, laundry rm, cozy wood burning stove, & walkout to a large covered patio w/ peaceful waterfront views. Outside, the impressive amenities continue w/ an oversized 2 car detached shop complete w/ a 7,000lb vehicle lift, a charming Panabode bunkie for overflow guests, an outhouse, & 4 additional storage sheds providing

room for all your tools, toys, & equipment. Enjoy effortless waterfront living w/ a private dock, beautiful lake views, & a small boat ramp perfect for launching your Sea-Doos or other small watercraft. Additional features include updated windows & patio doors (2019), a durable metal roof on the main home, shingle roofs on the outbuildings (2019), propane furnace (2019), A/C (2019), central vac, UV water system, drilled well, generator (2019), & more. Conveniently located on a year-round municipally maintained rd w/ garbage/recycling collection, this property combines the tranquility of cottage living w/ the convenience of year-round services. Located just 1.5 hours from the GTA and 15 mins from the 400 Hwy.

Inclusions: **Fridge (x2), Stove (2x), Dishwasher, Washer, Dryer, Window Coverings. Furnishings negotiable**

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

Prepared By: MEGHAN MURPHY, Administrator

Date Prepared: 09/30/2026

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