

Property Client Full

7 Silver Point Road Unit #8, Seguin, Ontario P2A 2W8

Listing

[7 Silver Point Rd #8 Seguin](#)

Active / Residential Freehold / Detached

MLS®#: **X13606206**

List Price: **\$399,000**

New Listing



Parry Sound/Seguin/Seguin

Tax Amt/Yr: **\$6,370.70/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PCL 16290 SEC SS; PT BROKEN LT 34 CON 8 HUMPHREY PT 1, 2 PSR 2239 EXCEPT PT 1 42R2733 T/W**

Style: **Chalet** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **3(2+1)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: SF Source: **MPAC**
 Lot Irreg: Lot Acres:
 Lot Front: **1,020.00** Fronting On: **S**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Lake Joe Rd**

PIN #:	521930037	ARN #:	490301000610600	Contact After Exp:	No
Holdover:	60			Survey Year/Type:	None
Possession:	TBA	Possession Date:			

Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding	Water:	Well
Fam Rm:	Yes	Garage:	No	Water Supply Type:	Lake/River
Basement:	/None	Gar/Gar Spcs:	None/0.0	Water Delivery Feat:	Water Treatment
Fireplace/Stv:	No	Drive Pk Spcs:	2.00	Water Meter:	
Interior Feat:	Other	Tot Pk Spcs:	2.00	Waterfront Feat:	Beachfront
Heat:	Baseboard	Pool:	None	Waterfront Struc:	Not Applicable
Heat Source:	Electric	Room Size:		Well Capacity:	
A/C:	/None	Rural Services:		Well Depth:	
Central Vac:	No	Security Feat:		Sewers:	Septic
Apx Age:	6-15			Special Desig:	Unknown
Property Feat:				Farm Features:	
Roof:	Metal			Winterized:	
Foundation:	Piers				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Silver Lake	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable				
Water Frontage:	310.89				
Water Features:	Beachfront				
Under Contract:		Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Public Road				
Shoreline:	Natural, Sandy	Shoreline Exposure:			
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:		Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Affordable waterfront ownership awaits at Silver Lake Cottage Resort! Enjoy a 1/10th ownership interest in the resort with exclusive use of Cottage #8, a well-maintained cottage built in 2010. The cottage features 2 bedrooms with the option for a third bedroom, currently used as a secure owner's room/storage area to keep personal belongings and housekeeping supplies locked during guest rentals. Enjoy all the benefits of cottage living without the hassle of maintenance. Routine upkeep is professionally managed through the monthly management fees, allowing you to spend more time relaxing and less time working. Use the cottage as your own private retreat or rent it as much or as little as you choose to help offset ownership costs-you control your participation in the rental program. Crystal-clear Silver Lake is ideal for swimming, boating, fishing, kayaking, canoeing and paddle boarding. Resort amenities include a sandy beach, water trampoline, sports court, beach volleyball, private docking, playground and more. An affordable way to enjoy Muskoka cottage life with investment potential. Monthly management fees are approximately \$800 (Maintenance fee includes property taxes, insurance, cable, internet, garbage disposal, resort grounds maintenance and more). Current weekly rental rates are approximately \$2,000.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/25/2026**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	3.12 M X 7.15 M	10.24 Ft x 23.46 Ft		W/O To Deck

Dining Room	Main	3.85 M X 2.81 M	12.63 Ft x 9.22 Ft	
Kitchen	Main	3.19 M X 2.81 M	10.47 Ft x 9.22 Ft	
Bedroom	Main	2.36 M X 2.97 M	7.74 Ft x 9.74 Ft	
Bedroom	Main	2.65 M X 2.97 M	8.69 Ft x 9.74 Ft	
Primary Bedroom	Main	3.3 M X 2.97 M	10.83 Ft x 9.74 Ft	
Den	Main	2.88 M X 2.81 M	9.45 Ft x 9.22 Ft	
Bathroom	Main			3 W/O To Deck