

Property Client Full

1887 Ellis Road, Severn, Ontario L0K 1E0

Listing

1887 Ellis Rd Severn

Active / Residential Freehold / Detached

MLS®#: **S13621210**

List Price: **\$1,199,000**

New Listing



Simcoe/Severn/Coldwater

Tax Amt/Yr: **\$4,604.25/2026** Transaction: **Sale**
SPIS: **No** DOM: **0**
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): 3(3+0)**
Link: **No** SF Range: **2000-2500**
Stores: **1.0** SF Source: **Plans**
Lot Irreg: **Lot Acres: 0.50 - 1.99**
Lot Front: **94.39** Fronting On: **S**
Lot Depth: **381.00** 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 + Fam Rm: No Basement: Yes/Finished W/O Fireplace/Stv: Yes Fireplace Feat: Wood Stove Interior Feat: Central Vacuum, In-Law Capability, Primary Bedroom - Main Floor, Propane Tank, Storage, Water Treatment	Exterior: Brick, Vinyl Siding Garage: Yes Gar/Gar Spcs: Detached Garage/2.0 Drive Pk Spcs: 10.00 Tot Pk Spcs: 12.00 Pool: None Room Size: Rural Services: Cell Services, Garbage Pickup, Internet High Speed, Recycling Pckup	Utilities: Hydro Well Water: Drilled Well Water Supply Type: Water Meter: Waterfront Feat: Boat Launch, Dock, Tren System Waterfront Struc: Not Applicable Well Capacity: Well Depth: Sewers: Sewer Unknown Special Desig: Farm Features: Winterized: Fully
Parking Feat: Private Double Heat: Forced Air Heat Source: Propane A/C: Yes/Central Air Central Vac: Yes Apx Age: 31-50 Laundry Lev: Lower Property Feat: Golf, Library, Marina, Skiing, Waterfront, School Bus Route	Security Feat:	
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 Y/N: Yes Water Struct: Not Applicable Water Frontage: 28.70 Water Features: Boat Launch, Dock, Trent System Under Contract: Propane Tank Access To Property: Yr Rnd Municipal Rd Shoreline: Clean, Natural, Sandy Shoreline Road Allowance: None Docking Type: Private View: Lake, Trees/Woods	Waterfront: Direct Easements/Restr: Unknown Island YN: No Dev Charges Paid: Shoreline Exposure: South Water View: Direct Lot Shape: Irregular	HST App To SP: In Addition To Channel Name: 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/ 74ft 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: LUCAS WILHELM, Administrator

Date Prepared: 07/30/2026

Rooms

MLS® #: S13621210

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.27 M X 3.9 M	14.01 Ft x 12.80 Ft		
Living Room	Main	4.43 M X 4.99 M	14.53 Ft x 16.37 Ft		Fireplace, W/O To Deck
Dining Room	Main	4.26 M X 2.74 M	13.98 Ft x 8.99 Ft		
Primary Bedroom	Main	4.09 M X 4.57 M	13.42 Ft x 14.99 Ft		
Bedroom	Main	3.3 M X 2.62 M	10.83 Ft x 8.60 Ft		
Bedroom	Main	3.32 M X 2.74 M	10.89 Ft x 8.99 Ft		
Kitchen	Lower	4.23 M X 2.49 M	13.88 Ft x 8.17 Ft		
Recreation	Lower	4.23 M X 5.4 M	13.88 Ft x 17.72 Ft		W/O To Yard
Utility Room	Lower	2.69 M X 2.11 M	8.83 Ft x 6.92 Ft		
Bedroom	Lower	4.13 M X 3.32 M	13.55 Ft x 10.89 Ft		
Bedroom	Lower	4.17 M X 3.94 M	13.68 Ft x 12.93 Ft		
Utility Room	Lower	1.53 M X 1.31 M	5.02 Ft x 4.30 Ft		
Dining Room	Lower	2.58 M X 3.81 M	8.46 Ft x 12.50 Ft		
Bathroom	Main			3	
Bathroom	Lower			3	

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