

Property Client Full

2620 Baguley Road W, Severn, Ontario L0K 1E0

Listing

2620 Baguley Rd W Severn

Active / Residential Freehold / Detached

MLS®#: **S13649408**

List Price: **\$2,575,000**

New Listing

Simcoe/Severn/Port Severn



Tax Amt/Yr: **\$10,651.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PCL 2-1 SEC 51M204; LT 2 PL 51M204 TAY EXCEPT 51R28082, S/T LT62709; S/T LT55345; TAY**

Style: **Bungalow Raised** Rooms Rooms+: **12+0**
 Fractional Ownership: **BR BR+: 5(5+0)**
 Assignment: **Baths (F+H): 3(2+1)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **SF Source: MPAC**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **319.07** Fronting On: **W**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Port Severn Road & St Amant Road**

PIN #: **585990028**
 Holdover: **60**
 Possession: **TBA**

ARN #: **435104000944938**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitch Kitch + Fam Rm: Basement:	1 (1+0) No Yes/Half, Partially Finished, Unfinished, Walk Out	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI:	Board/Batten, Other Yes Built In Garage/1.0 6.00 7.00 No	Utilities:	No Gas, Hydro, No Sewers, Cable Available, Telephone Available Well
Fireplace/Stv: Fireplace Feat:	Yes Freestanding, Living Room, Wood Stove	Pool: Room Size: Energy Cert: Green PIS:	None No No No	Water: Water Supply Type: Water Delivery Feat:	Drilled Well UV System, Water Treatment
Interior Feat:	Auto Garage Door Remote, Central Vacuum, Floor Drain, Garburator, Primary Bedroom - Main Floor, Propane Tank, Separate Heating Controls, Storage, Sump Pump, Water Heater Owned, Water Softener, Water Treatment, Workbench	Rural Services: Security Feat:	Cell Services, Telephone Available, Electrical, Garbage Pickup, Internet High Speed, Recycling Pckup Carbon Monoxide Detectors, Smoke Detector	Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth:	Boat Slip, Boat Lift, Dock Waterfront - Deeded Double Slips
Parking Feat:	Private Triple, Inside Entry, Available			Sewers: Special Desig: Farm Features: Winterized:	Septic Unknown
Heat: Heat Source: A/C:	Baseboard, Forced Air Electric, Propane Yes/Central Air				
Central Vac: Apx Age: Elevator: Laundry Lev: Retirement:	Yes 31-50 No/ Main No				
Property Feat:	Beach, Clear View, Cul De Sac, Golf, Lake Access, Waterfront				
Exterior Feat:	Canopy, Deck, Fishing, Hot Tub, Landscaped, Privacy, Year Round Living				
Roof: Foundation: Topography:	Asphalt Shingle Block Dry, Flat, Level, Open Space, Wooded/Treed				
Soil Type: Alternate Power: Phys Hdcp-Eqp: Lease To Own Items:	None No No None				
Water Name: Waterfront Y/N: Water Struct: Water Frontage:	Little Lake Yes Double Slips 97.20	Waterfront: Direct Easements/Restr: Unknown		Island YN: No	
Water Features: Under Contract: Access To Property:	Boat Slip, Boat Lift, Dock, Waterfront - Deeded Propane Tank Paved Road, Public Road, Yr Rnd Municipal Rd	Dev Charges Paid: Yes Shoreline Exposure: West		HST App To SP: Included In	
Shoreline: Shoreline Road Allowance: Docking Type:	Clean, Deep, Shallow Owned Private	Water View: Direct		Channel Name:	

View:

Clear, Lake

Lot Shape: **Irregular**
Remarks/DirectionsLot Size Source: **GeoWarehouse**

Client Rmks:

Discover year-round waterfront living on beautiful Little Lake with 319.07 feet of straight-line frontage, expanding to 436 feet along the shoreline. This well-maintained 5-bedroom, 3-bathroom home offers approximately 2,200 sq. ft. of comfortable living space, perfectly suited for family living, entertaining, or enjoying as a four-season retreat. The bright, open-concept main floor features a spacious kitchen, inviting living area centred around a Napoleon wood-burning stove, and large windows that capture peaceful lake views. The primary suite includes a private ensuite with heated tile floors, while the additional bedrooms provide plenty of space for family and guests. Step outside to experience everything this exceptional waterfront property has to offer. A professionally built dock with a hydraulic boat lift and Sea-Doo lift provides effortless access to the lake, while the screened gazebo, expansive deck, and beautifully landscaped shoreline create the perfect setting for relaxing or entertaining. Steel beams have already been installed and drilled, providing an excellent head start for the future construction of a boat port. The lower level offers a convenient single-car garage, workshop, storage space, and a dedicated hot tub room-ideal for keeping your waterfront lifestyle organized and enjoyable throughout every season. Numerous recent updates, including a professionally installed roof (2022), new sewer pump (2026), updated garage door opener (2024), recently paved driveway and modern smart-home features, provide peace of mind and convenience. Whether you're looking for a year-round residence or a Muskoka waterfront escape, this Little Lake property offers the perfect balance of comfort, functionality, and exceptional waterfront living.

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**Prepared By: **LUCAS WILHELM, Administrator**Date Prepared: **08/07/2026**

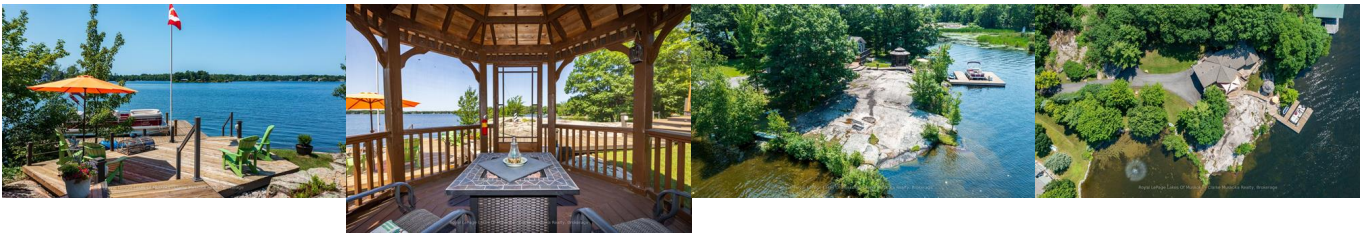
Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	1.37 M X 2.89 M	4.49 Ft x 9.48 Ft		
Living Room	Main	6.89 M X 6.99 M	22.60 Ft x 22.93 Ft		
Dining Room	Main	6.36 M X 3.16 M	20.87 Ft x 10.37 Ft		
Kitchen	Main	3.92 M X 3.1 M	12.86 Ft x 10.17 Ft		
Laundry	Main	2.29 M X 2.05 M	7.51 Ft x 6.73 Ft		
Powder Room	Main	1.85 M X 1.17 M	6.07 Ft x 3.84 Ft		2 Pc Bath
Bedroom	Main	2.86 M X 2.89 M	9.38 Ft x 9.48 Ft		
Family Room	Main	3.62 M X 3.51 M	11.88 Ft x 11.52 Ft		
Bedroom	Main	4.42 M X 3.27 M	14.50 Ft x 10.73 Ft		W/O To Balcony
Bedroom	Main	3.16 M X 2.86 M	10.37 Ft x 9.38 Ft		
Primary Bedroom	Main	5.13 M X 3.46 M	16.83 Ft x 11.35 Ft		3 Pc Ensuite
Bedroom	Main	4.02 M X 3.37 M	13.19 Ft x 11.06 Ft		
Recreation	Basement	10.29 M X 8.64 M	33.76 Ft x 28.35 Ft		
Other	Basement	2.7 M X 3.13 M	8.86 Ft x 10.27 Ft		
Utility Room	Basement	2.04 M X 2.57 M	6.69 Ft x 8.43 Ft		
Other	Basement	5.01 M X 2.5 M	16.44 Ft x 8.20 Ft		Hot Tub
Bathroom	Main			4	
Bathroom	Main			3	
Bathroom	Main			2	

Photos

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