

Property Client Full

4376 Marr Lane, Severn, Ontario P0C 1M0

Listing

4376 Marr Lane Severn

Active / Residential Freehold / Detached

MLS®#: **S13761154**

List Price: **\$1,390,000**



Simcoe/Severn/Rural Severn

Tax Amt/Yr: **\$4,289.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **5**
Legal Desc: **LT 14 PL 1209 MATCHEDASH S/T RO1376919; T/W RO1376919; SEVERN**

Style: **Log** Rooms Rooms+: **6+0**
Fractional Ownership: **BR BR+: 2(2+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **< 700**
Storeys: **SF Source: Other**
Lot Irreg: **Lot Acres: 0.50 - 1.99**
Lot Front: **277.40** Fronting On: **N**
Lot Depth: **255.15** Builder Name:
Lot Size Code: **Feet**
Zoning: **SR3 EP**
Dir/Cross St: **WHITES FALLS ROAD**

PIN #: **586010088**
Holdover: **60**
Possession: **Immediate**

ARN #: **435105000516200**
Possession Date:

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

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) No /None Yes Propane Carpet Free, Guest Accommodations, Primary Bedroom - Main Floor, Separate Heating Controls, Sewage Pump, Storage, Water Heater Owned, Workbench	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services:	Log Yes Detached Garage/1.0 4.00 5.00 None Cell Services, Telephone Available, Electrical, Internet High Speed, Internet Other	Utilities: Water: Water Supply Type: Water Meter:	No Gas, Hydro, No Sewers, No Cable, Telephone Available Other Lake/River
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Property Feat:	Private Triple, Available Baseboard Propane Yes/Window Unit No 51-99 Arts Centre, Beach, Campground, Clear View, Golf, Waterfront	Security Feat:	Smoke Detector, None	Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Beachfront, Boat Launch Boathouse, Dock, Parkin - Deeded, Trent System, Waterfront - Deeded Boat House, Double Slip Bunkie, Dry Boathouse-Single Septic Unknown
Exterior Feat:	Deck, Fishing, Landscaped, Privacy, Recreational Area, Year Round Living				
Roof: Foundation: Topography: Soil Type: Alternate Power: Access Feat:	Metal Piers Dry, Flat, Level, Sloping None None				
Water Name: Waterfront Y/N:	Trent Severn River Yes	Waterfront:	Direct	Island YN:	No
Water Struct:	Boat House, Double Slips, Bunkie, Dry Boathouse-Single	Easements/Restr:	Right of Way		
Water Frontage: Water Features: Under Contract:	84.55 Beachfront, Boat Launch, Boathouse, Dock, Parking - Deeded, Trent System, Waterfront - Deeded Propane Tank	Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Fees Apply, R.O.W. (Deeded), Yr Rnd Private Rd	Shoreline Exposure:	North		
Shoreline: Shoreline Road Allowance: Docking Type: View:	Clean, Deep, Shallow Owned Private Clear, Forest, Panoramic, River, Water	Water View: Lot Shape:	Direct Irregular	Channel Name: Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Welcome to 4376 Marr Lane. This north-facing, fully furnished, two-bedroom cottage has been thoughtfully designed. Walkouts from the primary bedroom and living room lead to spacious renovated decks, renovated bathroom, a new electrical panel and new flooring complete this cottage redo. The garage, which has new fascia and soffit also includes a workout facility. Above the newly renovated area, there is space for overflow of family and guests with water views. Parking for 5+. Along the 277ft of waterfront you will find a dry boathouse. This dry boathouse has been converted to a games room complete with rubber flooring, new electrical wiring, and a garage door with an automatic bug screen, soffit and fascia. There is also a tool**

shed and a new covered seating area. Enjoy summer evenings in the newly built Gazebo, or wander down to the expansive dock and enjoy the peace and tranquility. - Vacant lot must be sold with property 4376 Marr Lane. - 4376 Marr Lane is being sold together with adjoining vacant lot #4390 Marr Lane - APS will be written up pre-determined by the sellers lawyer.

Inclusions: Fridge, Stove, all furniture, canoe, two kayaks, two person watercraft with electric motor, most tools and materials in tool shed. 25ft Rinker boat

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: 09/14/2026

Rooms

MLS® #: S13761154

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.03 M X 4.09 M	16.50 Ft x 13.42 Ft		Fireplace, Walk-Out
Dining Room	Main	1.83 M X 3.12 M	6.00 Ft x 10.24 Ft		Walk-Out
Kitchen	Main	2.54 M X 1.93 M	8.33 Ft x 6.33 Ft		
Primary Bedroom	Main	3.96 M X 2.97 M	12.99 Ft x 9.74 Ft		Walk-Out
Bedroom	Main	2.67 M X 2.97 M	8.76 Ft x 9.74 Ft		
Bathroom	Main			3	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026