Property Client Full

6881 Upper Big Chute Road, Severn, Ontario L0K 1E0

Listing

6881 Upper Big Chute Rd Severn
Active / Residential Freehold / Detached

MLS®#: S13747278
List Price: **$679,900**
Price Decrease

Simcoe/Severn/Rural Severn

Tax Amt/Yr:	**$2,836.40/2025**	Transaction:	**Sale**
SPIS:	**No**	DOM	**37**
Legal Desc:	**PT LT 27 CON 4 MATCHEDASH PT 1 & 2, 51R17728 & PT 1 & 2, 51R19730; S/T RO1154493, RO1154494; SEVERN**		

Style:	**Bungalow**	Rooms Rooms+:	**4+0**
Fractional Ownership:		BR BR+:	**2(2+0)**
Assignment:		Baths (F+H):	**1(1+0)**
Link:	**No**	SF Range:	**< 700**
Storeys:	**1.0**	SF Source:	**Other**
Lot Irreg:		Lot Acres:	**0.50 - 1.99**
Lot Front:	**94.75**	Fronting On:	**N**
Lot Depth:	**322.00**	Builder Name:	
Lot Size Code:	**Feet**		

Zoning: **SR1**
Dir/Cross St: **Upper Big Chute Rd & Conners Bay Lane**

Next OH: **Public: Sun Oct 18, 2:00PM-4:00PM**

PIN #:	**586010149**	ARN #:	**435105000412500**	Contact After Exp:	**No**
Holdover:	**180**			Survey Year/Type:	**Available**
Possession:	**Immediate**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Wood**	Water:	**Other**
Fam Rm:	**No**	Garage:	**Yes**	Water Supply Type:	**Lake/River**
Basement:	**/None**	Gar/Gar Spcs:	**Detached Garage/1.0**	Water Meter:	
Fireplace/Stv:	**Yes**	Drive Pk Spcs:	**8.00**	Waterfront Feat:	**Dock, Trent System**
Fireplace Feat:	**Living Room, Wood Stove**	Tot Pk Spcs:	**9.00**	Waterfront Struc:	**Bunkie**
Interior Feat:	**Carpet Free**	Pool:	**None**	Well Capacity:	
Parking Feat:	**Private**	Room Size:		Well Depth:	
Heat:	**Baseboard**	Rural Services:	**Garbage Pickup, Recycling Pckup**	Sewers:	**Septic**
Heat Source:	**Electric, Wood**			Special Desig:	**Unknown**
A/C:	**Yes/Window Unit**	Security Feat:		Farm Features:	
Central Vac:	**No**			Winterized:	
Apx Age:	**51-99**				
Property Feat:	**Golf, Marina, Place of Worship, Skiing, Waterfront, School Bus Route**				
Exterior Feat:	**Deck, Landscaped, Seasonal Living**				
Roof:	**Asphalt Shingle**				
Foundation:	**Piers**				
Soil Type:					
Alternate Power:	**None**				
Water Name:	**Severn River**				
Waterfront Y/N:	**Yes**	Waterfront:	**Direct**	Island YN:	**No**
Water Struct:	**Bunkie**	Easements/Restr:	**Easement**		
Water Frontage:	**0.30/Meters**				
Water Features:	**Dock, Trent System**				
Under Contract:		Dev Charges Paid:		HST App To SP:	**Not Subject to HST**
Access To Property:	**Yr Rnd Municpal Rd**				
Shoreline:	**Natural**	Shoreline Exposure:	**West**		
Shoreline Road Allowance:	**None**				
Docking Type:	**Private**	Water View:	**Direct**	Channel Name:	
View:	**Bay, Lake, River, Trees/Woods**	Lot Shape:	**Irregular**	Lot Size Source:	**GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to your Severn River escape on the Trent-Severn Waterway! This beautifully renovated 3-season cottage offers the perfect blend of comfort, character & classic cottage living, all just 1.5 hours from the GTA. Set on a 0.70-acre lot w/ 94.75 ft of combined sandy & natural shoreline, this property offers approximately 4ft of water depth at the end of the dock-perfect for swimming, boating & enjoying everything the waterway has to offer. The fully renovated main cottage features laminate wood flooring, a newer kitchen w/ stainless steel appliances, brand new plumbing throughout including piping, pump, foot valve, Big Blue Water Filtration & water heater, plus a cozy wood stove for chilly fall evenings. The open-concept kitchen, living & dining area showcases beautiful water views from virtually every vantage point, w/ two walkouts leading to a spacious deck designed for entertaining. Two bedrooms & a 3-piece bathroom complete the cottage. Guests will love the recently renovated bunkie, featuring updated electrical & interior finishing, offering a comfortable private space for visitors. A garage provides excellent storage and a handy workshop for the cottage enthusiast. Spend your days swimming, boating & exploring the Trent-Severn Waterway, then gather around the fire pit at the water's edge as the sun goes down, listening to the loons. Severn River is a full-service lake with multiple restaurants, marinas & gas. Just one lock to Gloucester Pool**

& two locks to Georgian Bay, the boating possibilities are endless. A true turnkey cottage getaway in an incredible waterfront setting!

Inclusions: **Furniture, Fridge, Stove, Microwave, Tools in garage**

Exclusions: **BBQ, Two lamps in primary bedroom, power tools/other tools such as (pressure washer, weed whacker, hammer, screwdriver, lawnmower)**

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

Prepared By: LAURA BILLINGS, REALTOR Salesperson **Date Prepared: 10/11/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	**Main**	**3.96 M X 3.28 M**	**12.99 Ft x 10.76 Ft**		
Dining Room	**Main**	**3.96 M X 2.82 M**	**12.99 Ft x 9.25 Ft**		
Kitchen	**Main**	**3.96 M X 2.82 M**	**12.99 Ft x 9.25 Ft**		
Bedroom	**Main**	**3.05 M X 3.12 M**	**10.01 Ft x 10.24 Ft**		
Primary Bedroom	**Main**	**3.05 M X 3.56 M**	**10.01 Ft x 11.68 Ft**		
Bathroom	**Main**			**3**	

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