

Property Client Full

4390 Marr Lane, Severn, Ontario P0C 1M0

Listing

4390 Marr Lane Severn

Active / Residential Freehold / Vacant Land

MLS®#: **S14102108**

List Price: **\$299,000**

New Listing



Simcoe/Severn/Rural Severn

Tax Amt/Yr: **\$737.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **LT 13 PL 1209 MATCHEDASH S/T RO1400635; T/W RO1400635; SEVERN**

Style: Rooms Rooms+: **+0**
Fractional Ownership: BR BR+: **0(+0)**
Assignment: Baths (F+H): **0(0+0)**
Link: SF Range:
Stores: SF Source:
Lot Front: **100.00** Fronting On: **N**
Lot Depth: **244.00** Builder Name:
Lot Size Code: **Feet**
Zoning: **SR3 EP**
Dir/Cross St: **WHITES FALLS ROAD**

PIN #:	586010087	ARN #:	435105000516300	Contact After Exp:	No
Holdover:	60			Survey Year/Type:	None
Possession:	Immediate	Possession Date:			

Kitch Kitch +	0 (0+)	Garage:	No	Utilities:	No Gas, Hydro Available
Interior Feat:	None	Drive Pk Spcs:	4.00		No Sewers, No Cable,
Parking Feat:	Private Triple, RV/Truck, Available	Tot Pk Spcs:	4.00		Telephone Available
Heat Source:		Room Size:		Water:	None
Central Vac:	No	Rural Services:	Cell Services, Electric To Lot Line, Internet High Speed, Internet Other	Water Supply Type:	
Property Feat:	Beach, Campground, Clear View, Golf, River/Stream, Waterfront	Security Feat:	None	Water Meter:	
Topography:	Dry, Flat, Open Space, Sloping, Wooded/Treed			Waterfront Feat:	River Access, Trent System
Soil Type:				Waterfront Struc:	Not Applicable
Alternate Power:	None			Well Capacity:	
				Well Depth:	
				Special Desig:	Unknown
				Farm Features:	
				Winterized:	

Water Name:	Trent Severn River	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Environmentally Protected		
Water Struct:	Not Applicable				
Water Frontage:	30.48/Meters				
Water Features:	River Access, Trent System				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Fees Apply, Private Road, R.O.W. (Deeded), Yr Rnd Private Rd				
Shoreline:	Clean, Hard Bottom, Shallow	Shoreline Exposure:	North		
Shoreline Road Allowance:	Owned				
Docking Type:	None	Water View:	Direct, Unobstructive	Channel Name:	
View:	River, Trees/Woods, Water	Lot Shape:		Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Enjoy the beauty and privacy of this 100-ft waterfront lot on the Trent Severn Waterway. North-facing and well treed, the property offers a peaceful natural setting with deep, clean waterfront ideal for swimming, boating, and enjoying time on the water. The property features private year-round access, an existing driveway and plenty of parking, providing excellent convenience and accessibility in every season. Mature trees create a private and tranquil setting while offering plenty of space to enjoy the outdoors. With direct boat access along the Trent Severn Waterway to Georgian Bay, you'll have endless opportunities for boating, exploring, and enjoying the surrounding waterways. A beautiful waterfront property offering 100 ft of frontage, deep clean water, privacy, year round access, and exceptional boating. A wonderful opportunity to enjoy the best of the Trent Severn Waterway. - Vacant lot must be sold with adjoining property 4376 Marr Lane.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **10/21/2026**