

Property Client Full

4376 Marr Lane, Severn, Ontario P0C 1M0

Listing

4376 Marr Lane Severn

Active / Residential Freehold / Detached

MLS®#: **S13761154**

List Price: **\$1,340,000**

New Listing



Simcoe/Severn/Rural Severn

Tax Amt/Yr: **\$4,289.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
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: **177.40** Fronting On: **N**
Lot Depth: **255.15** Builder Name:
Lot Size Code: **Feet**
Zoning: **SR3 EP**
Dir/Cross St: **WHITES FALLS ROAD**

PIN #:	586010088	ARN #:	435105000516200	Contact After Exp:	No
Holdover:	60			Survey Year/Type:	None
Possession:	Immediate	Possession Date:			
Kitch Kitch +	1 (1+0)	Exterior:	Log	Utilities:	No Gas, Hydro, No
Fam Rm:	No	Garage:	Yes		Sewers, No Cable,
Basement:	/None	Gar/Gar Spcs:	Detached Garage/1.0		Telephone Available
Fireplace/Stv:	Yes	Drive Pk Spcs:	4.00	Water:	Other
Fireplace Feat:	Propane	Tot Pk Spcs:	5.00	Water Supply Type:	Lake/River
Interior Feat:	Carpet Free, Guest	Pool:	None	Water Meter:	
	Accommodations, Primary	Room Size:			Beachfront, Boat Launch
	Bedroom - Main Floor,	Rural Services:	Cell Services,	Waterfront Feat:	Boathouse, Dock, Parkin
	Separate Heating Controls,		Telephone Available,		- Deeded, Trent System,
	Sewage Pump, Storage,		Electrical, Internet		Waterfront - Deeded
	Water Heater Owned,		High Speed, Internet		Boat House, Double Slip
	Workbench		Other	Waterfront Struc:	Bunkie, Dry Boathouse-
Parking Feat:	Private Triple, Available	Security Feat:	Smoke Detector, None		Single
Heat:	Baseboard			Well Capacity:	
Heat Source:	Propane			Well Depth:	
A/C:	Yes/Window Unit			Sewers:	Septic
Central Vac:	No			Special Desig:	Unknown
Apx Age:	51-99			Farm Features:	
Property Feat:	Arts Centre, Beach,			Winterized:	
	Campground, Clear View,				
	Golf, Waterfront				
Exterior Feat:	Deck, Fishing, Landscaped,				
	Privacy, Recreational Area,				
	Year Round Living				
Roof:	Metal				
Foundation:	Piers				
Topography:	Dry, Flat, Level, Sloping				
Soil Type:					
Alternate Power:	None				
Access Feat:	None				
Water Name:	Trent Severn River				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
	Boat House, Double Slips,				
Water Struct:	Bunkie, Dry Boathouse-	Easements/Restr:	Right of Way		
	Single				
Water Frontage:	54.07				
Water Features:	Beachfront, Boat Launch, Boathouse, Dock, Parking - Deeded, Trent System, Waterfront - Deeded				
Under Contract:	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:	Clean, Deep, Shallow	Shoreline Exposure:	North		
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Clear, Forest, Panoramic,	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse
	River, Water				

Remarks/Directions

Client Rmks: **Charming waterfront cottage on the Trent-Severn Waterway, offering an incredible combination of waterfront living, extensive updates, and fantastic recreational spaces. This cottage is thoughtfully designed with walkouts from the primary bedroom and living room to a spacious deck overlooking the water. Enjoy north-facing views, deep waterfront ideal for swimming and boating, and a new dock and decking. Recent improvements include a renovated bathroom, new flooring, new electrical panel, upgraded**

wiring to the garage and boathouse, and new soffit and fascia on both buildings. The property offers exceptional additional living and entertaining space, including a new games room with rubber flooring, large screen, and automatic glass garage door, plus a workout room with rubber flooring. The renovated living space above the garage provides added flexibility for family and guests. A bunkie offers additional guest accommodations, while the dry-land boathouse provides excellent storage for boats and water toys. Enjoy summer evenings in the gazebo, along with expanded driveway and parking areas. Fully furnished and move-in ready, this property is an ideal four-season getaway for those looking to enjoy the water, entertain, and make the most of cottage life on the Trent-Severn Waterway.

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

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty**
Prepared By: MYAN MCLEAN, Administrator **Date Prepared: 09/09/2026**

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