

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: \$699,900

New Listing



Simcoe/Severn/Rural Severn

Tax Amt/Yr: **\$2,836.40/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 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**

PIN #:	586010149	ARN #:	435105000412500	Contact After Exp:	No
Holdover:	180	Possession Date:		Survey Year/Type:	Available
Possession:	Immediate				
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	Security Feat:		Special Desig:	Unknown
A/C:	Yes/Window Unit			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:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Easement		
Water Struc:	Bunkie				
Water Frontage:	0.30				
Water Features:	Dock, Trent System				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Municipal Rd	Shoreline Exposure:	West		
Shoreline:	Natural	Water View:	Direct	Channel Name:	
Shoreline Road Allowance:	None	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse
Docking Type:	Private				
View:	Bay, Lake, River, Trees/Woods				

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**

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

Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 09/04/2026

Rooms

MLS® #: S13747278

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
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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