

# Property Client Full

4390 Marr Lane, Severn, Ontario P0C 1M0

Listing

**4390 Marr Lane Severn**

**Active / Residential Freehold / Vacant Land**

MLS®#: **S13761138**

List Price: **\$50,000**

**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:  
Storeys: 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 #:      | <b>586010087</b>   | ARN #:           | <b>435105000516300</b> | Contact After Exp: | <b>No</b>   |
| Holdover:   | <b>60</b>          |                  |                        | Survey Year/Type:  | <b>None</b> |
| Possession: | <b>Immediately</b> | Possession Date: |                        |                    |             |

  

|                           |                                                                      |                     |                                                                                 |                    |                                   |
|---------------------------|----------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------|--------------------|-----------------------------------|
| Kitch Kitch +             | <b>0 (0+)</b>                                                        | Garage:             | <b>No</b>                                                                       | Utilities:         | <b>No Gas, Hydro Available</b>    |
| Interior Feat:            | <b>None</b>                                                          | Drive Pk Spcs:      | <b>4.00</b>                                                                     |                    | <b>No Sewers, No Cable,</b>       |
| Parking Feat:             | <b>Private Triple, RV/Truck, Available</b>                           | Tot Pk Spcs:        | <b>4.00</b>                                                                     |                    | <b>Telephone Available</b>        |
| Heat Source:              |                                                                      | Room Size:          |                                                                                 | Water:             | <b>None</b>                       |
| Central Vac:              | <b>No</b>                                                            | Rural Services:     | <b>Cell Services, Electric To Lot Line, Internet High Speed, Internet Other</b> | Water Supply Type: |                                   |
| Property Feat:            | <b>Beach, Campground, Clear View, Golf, River/Stream, Waterfront</b> | Security Feat:      | <b>None</b>                                                                     | Water Meter:       |                                   |
| Topography:               | <b>Dry, Flat, Open Space, Sloping, Wooded/Treed</b>                  |                     |                                                                                 | Waterfront Feat:   | <b>River Access, Trent System</b> |
| Soil Type:                |                                                                      |                     |                                                                                 | Waterfront Struc:  | <b>Not Applicable</b>             |
| Alternate Power:          | <b>None</b>                                                          |                     |                                                                                 | Well Capacity:     |                                   |
| Lease To Own Items:       | <b>None</b>                                                          |                     |                                                                                 | Well Depth:        |                                   |
| Water Name:               | <b>Trent Severn River</b>                                            |                     |                                                                                 | Special Desig:     | <b>Unknown</b>                    |
| Waterfront Y/N:           | <b>Yes</b>                                                           | Waterfront:         | <b>Direct</b>                                                                   | Farm Features:     |                                   |
| Water Struct:             | <b>Not Applicable</b>                                                | Easements/Restr:    | <b>Environmentally Protected</b>                                                | Winterized:        |                                   |
| Water Frontage:           | <b>100.00</b>                                                        |                     |                                                                                 | Island YN:         | <b>No</b>                         |
| Water Features:           | <b>River Access, Trent System</b>                                    |                     |                                                                                 |                    |                                   |
| Under Contract:           | <b>None</b>                                                          | Dev Charges Paid:   |                                                                                 | HST App To SP:     | <b>Included In</b>                |
| Access To Property:       | <b>Fees Apply, Private Road, R.O.W. (Deeded), Yr Rnd Private Rd</b>  | Shoreline Exposure: | <b>North</b>                                                                    |                    |                                   |
| Shoreline:                | <b>Clean, Hard Bottom, Shallow</b>                                   |                     |                                                                                 |                    |                                   |
| Shoreline Road Allowance: | <b>Owned</b>                                                         |                     |                                                                                 |                    |                                   |
| Docking Type:             | <b>None</b>                                                          | Water View:         | <b>Direct, Unobstructive</b>                                                    | Channel Name:      |                                   |
| View:                     | <b>River, Trees/Woods, Water</b>                                     | Lot Shape:          |                                                                                 | Lot Size Source:   | <b>GeoWarehouse</b>               |

## 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.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/09/2026**