

# Property Client Full

## 4376 & 4390 Marr Lane, Severn, Ontario P0C 1M0

Listing

**4376 & 4390 Marr Lane Severn**

**Active / Residential Freehold / Detached**

MLS®#: **S14102754**

List Price: **\$1,299,000**

**New Listing**



### Simcoe/Severn/Rural Severn

Tax Amt/Yr: **\$5,026.00/2025** 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: **No** BR BR+: **2(2+0)**  
 Assignment: **No** Baths (F+H): **1(1+0)**  
 Link: **No** SF Range: **< 700**  
 Storeys: **No** SF Source: **Other**  
 Lot Irreg: **No** Lot Acres: **0.50 - 1.99**  
 Lot Front: **277.40** 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 +<br>Fam Rm:<br>Basement:<br>Fireplace/Stv:<br>Fireplace Feat:<br>Interior Feat: | <b>1 (1+0)</b><br><b>No</b><br><b>/None</b><br><b>Yes</b><br><b>Propane</b><br><b>Carpet Free, Guest Accommodations, Primary Bedroom - Main Floor, Separate Heating Controls, Sewage Pump, Storage, Water Heater Owned, Workbench</b> | Exterior:<br>Garage:<br>Gar/Gar Spcs:<br>Drive Pk Spcs:<br>Tot Pk Spcs:<br>Pool:<br>Room Size:<br>Rural Services: | <b>Log</b><br><b>Yes</b><br><b>Detached Garage/1.0</b><br><b>4.00</b><br><b>5.00</b><br><b>None</b><br><b>Cell Services, Telephone Available, Electrical, Internet High Speed, Internet Other</b> | Utilities:<br><br>Water:<br>Water Supply Type:<br>Water Meter:                              | <b>No Gas, Hydro, No Sewers, No Cable, Telephone Available Other</b><br><b>Lake/River</b>                                                               |
| Parking Feat:<br>Heat:<br>Heat Source:<br>A/C:<br>Central Vac:<br>Apx Age:<br>Property Feat: | <b>Private Triple, Available Baseboard</b><br><b>Propane</b><br><b>Yes/Window Unit</b><br><b>No</b><br><b>51-99</b><br><b>Arts Centre, Beach, Campground, Clear View, Golf, Waterfront</b>                                            | Security Feat:                                                                                                    | <b>Smoke Detector, None</b>                                                                                                                                                                       | Waterfront Feat:<br><br>Waterfront Struc:                                                   | <b>Beachfront, Boat Launch Boathouse, Dock, Parkin - Deeded, Trent System, Waterfront - Deeded Boat House, Double Slip Bunkie, Dry Boathouse-Single</b> |
| Exterior Feat:                                                                               | <b>Deck, Fishing, Landscaped, Privacy, Recreational Area, Year Round Living</b>                                                                                                                                                       |                                                                                                                   |                                                                                                                                                                                                   | Well Capacity:<br>Well Depth:<br>Sewers:<br>Special Desig:<br>Farm Features:<br>Winterized: | <b>Septic Unknown</b>                                                                                                                                   |
| Roof:<br>Foundation:<br>Topography:<br>Soil Type:<br>Alternate Power:<br>Access Feat:        | <b>Metal</b><br><b>Piers</b><br><b>Dry, Flat, Level, Sloping</b><br><b>None</b><br><b>None</b>                                                                                                                                        |                                                                                                                   |                                                                                                                                                                                                   |                                                                                             |                                                                                                                                                         |
| Water Name:<br>Waterfront Y/N:                                                               | <b>Trent Severn River</b><br><b>Yes</b>                                                                                                                                                                                               | Waterfront:                                                                                                       | <b>Direct</b>                                                                                                                                                                                     | Island YN:                                                                                  | <b>No</b>                                                                                                                                               |
| Water Struct:                                                                                | <b>Boat House, Double Slips, Bunkie, Dry Boathouse-Single</b>                                                                                                                                                                         | Easements/Restr:                                                                                                  | <b>Right of Way</b>                                                                                                                                                                               |                                                                                             |                                                                                                                                                         |
| Water Frontage:<br>Water Features:<br>Under Contract:                                        | <b>84.42/Meters</b><br><b>Beachfront, Boat Launch, Boathouse, Dock, Parking - Deeded, Trent System, Waterfront - Deeded</b>                                                                                                           | Dev Charges Paid:                                                                                                 |                                                                                                                                                                                                   | HST App To SP:                                                                              | <b>Included In</b>                                                                                                                                      |
| Access To Property:                                                                          | <b>Fees Apply, R.O.W. (Deeded), Yr Rnd Private Rd</b>                                                                                                                                                                                 | Shoreline Exposure:                                                                                               | <b>North</b>                                                                                                                                                                                      |                                                                                             |                                                                                                                                                         |
| Shoreline:<br>Shoreline Road Allowance:<br>Docking Type:<br>View:                            | <b>Clean, Deep, Shallow</b><br><b>Owned</b><br><b>Private</b><br><b>Clear, Forest, Panoramic, River, Water</b>                                                                                                                        | Water View:<br>Lot Shape:                                                                                         | <b>Direct</b><br><b>Irregular</b>                                                                                                                                                                 | Channel Name:<br>Lot Size Source:                                                           | <b>GeoWarehouse</b>                                                                                                                                     |

### Remarks/Directions

Client Rmks: **Welcome to 4376 Marr Lane, offering a north-facing waterfront property along the Trent-Severn Waterway with a fully furnished two-bedroom cottage and an adjoining vacant lot. Together, the two properties offer approximately 277 ft of waterfront frontage, combining the cottage's 177 ft with an additional 100 ft on the neighbouring lot. The cottage features walkouts from the primary bedroom and living room to spacious renovated decks, an updated bathroom, new flooring, and a new electrical panel. Above the garage is**

additional space with water views, ideal for accommodating family and guests, while the garage itself includes a workout area and updated fascia and soffit. Outside, you'll find a dry boathouse converted into a games room with rubber flooring, updated electrical wiring, and an automatic bug screen, along with a tool shed, covered seating area, gazebo, and expansive dock. The adjoining vacant lot is well treed and has a separate driveway, providing additional privacy and space to enjoy the natural surroundings. With private year-round access and parking for 5+ vehicles at the cottage property, this offering provides excellent accessibility in every season. Enjoy deep, clean waterfront ideal for swimming and boating, with direct access along the Trent-Severn Waterway to Georgian Bay. An opportunity to own two adjoining waterfront properties, offering added frontage, privacy, and room to enjoy everything waterfront living has to offer.

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

Prepared By: **MYAN MCLEAN, Administrator**

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

Rooms

MLS® #: **S14102754**

| <u>Room</u>     | <u>Level</u> | <u>Dimensions (Metric)</u> | <u>Dimensions (Imperial)</u> | <u>Bathroom Pieces</u> | <u>Features</u>     |
|-----------------|--------------|----------------------------|------------------------------|------------------------|---------------------|
| Living Room     | Main         | 5.02 M X 4.08 M            | 16.47 Ft x 13.39 Ft          |                        | Fireplace, Walk-Out |
| Dining Room     | Main         | 1.82 M X 3.12 M            | 5.97 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         | 2.66 M X 2.97 M            | 8.73 Ft x 9.74 Ft            |                        |                     |
| Bathroom        | Main         |                            |                              | 3                      |                     |

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