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: **$1,295,000**
Price Decrease



Simcoe/Severn/Rural Severn

Tax Amt/Yr:	**$5,026.00/2025**	Transaction:	**Sale**
SPIS:	**No**	DOM	7
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:	**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 +	**1 (1+0)**	Exterior:	**Log**	Utilities:	**No Gas, Hydro, No Sewers, No Cable, Telephone Available**
Fam Rm:	**No**	Garage:	**Yes**		
Basement:	**/None**	Gar/Gar Spcs:	**Detached Garage/1.0**		
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 Accommodations, Primary Bedroom - Main Floor, Separate Heating Controls, Sewage Pump, Storage, Water Heater Owned, Workbench**	Pool:	**None**	Water Meter:	
		Room Size:			
		Rural Services:	**Cell Services, Telephone Available, Electrical, Internet High Speed, Internet Other**	Waterfront Feat:	**Beachfront, Boat Launch Boathouse, Dock, Parkir - Deeded, Trent System, Waterfront - Deeded**
				Waterfront Struc:	**Boat House, Double Slip Bunkie, Dry Boathouse-Single**
Parking Feat:	**Private Triple, Available**	Security Feat:	**Smoke Detector, None**		
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, Campground, Clear View, Golf, Waterfront**			Winterized:	
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**
Water Struct:	**Boat House, Double Slips, Bunkie, Dry Boathouse-Single**	Easements/Restr:	**Right of Way**		
Water Frontage:	**84.42/Meters**				
Water Features:	**Beachfront, Boat Launch, Boathouse, Dock, Parking - Deeded, Trent System, Waterfront - Deeded**				
Under Contract:		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, River, Water**	Lot Shape:	**Irregular**	Lot Size Source:	**GeoWarehouse**

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. Seller will offer a mortgage at 6% interest only with 20% down for 2 years.

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

Prepared By: MEGHAN MURPHY, Administrator **Date Prepared: 10/28/2026**

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