Property Client Full

4308 Graham Road, Severn, Ontario L0K 1E0

Listing

4308 Graham Rd Severn
Active / Residential Freehold / Detached

MLS®#: S14117324
List Price: **$1,299,000**
New Listing



Simcoe/Severn/Rural Severn

Tax Amt/Yr:	**$4,440.00/2025**	Transaction:	**Sale**
SPIS:	**No**	DOM	**2**
Legal Desc:	**LT 8 PL 974 MATCHEDASH; SEVERN**		

Style:	**1 1/2 Storey**	Rooms Rooms+:	**7+0**
Fractional Ownership:	**No**	BR BR+:	**4(4+0)**
Assignment:	**No**	Baths (F+H):	**2(1+1)**
Link:	**No**	SF Range:	**2000-2500**
Storeys:	**1.5**	SF Source:	**Plans**
Lot Irreg:		Lot Acres:	**0.50 - 1.99**
Lot Front:	**199.79**	Fronting On:	**W**
Lot Depth:	**266.08**	Builder Name:	
Lot Size Code:	**Feet**		
Zoning:	**SR1**		
Dir/Cross St:	**Whites Falls Rd & Graham Rd**		

PIN #:	**586000141**	ARN #:	**435105000410800**	Contact After Exp:	**No**
Holdover:	**60**			Survey Year/Type:	**Unknown**
Possession:	**Immediate**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Board/Batten, Log**	Utilities:	**No Gas, Hydro, No Sewers, No Cable, Telephone Available**
Fam Rm:	**Yes**	Garage:	**No**		
Basement:	**Yes/Crawl Space, Unfinished, Exposed Rock**	Gar/Gar Spcs:	**None/0.0**		
		Drive Pk Spcs:	**5.00**	Water:	**Other**
Fireplace/Stv:	**Yes**	Tot Pk Spcs:	**5.00**	Water Supply Type:	**Lake/River**
Fireplace Feat:	**Living Room, Wood**	UFFI:	**No**	Water Delivery Feat:	**Heatd Waterlne, UV System**
Interior Feat:	**Carpet Free, Generator - Full, Primary Bedroom - Main Floor, Storage, Water Heater Owned, Water Treatment**	Pool:	**None**		
		Room Size:		Water Meter:	
		Energy Cert:	**No**	Waterfront Feat:	**Dock, Waterfront - Deeded, Winterized**
		Green PIS:	**No**		
		Rural Services:	**Cell Services, Telephone Available, Electrical, Garbage Pickup, Internet High Speed, Recycling Pckup**	Waterfront Struc:	**Not Applicable**
Parking Feat:	**Private Triple, Available**			Well Capacity:	
Heat:	**Forced Air**			Well Depth:	
Heat Source:	**Oil, Propane**			Sewers:	**Septic**
A/C:	**Yes/Central Air**			Special Desig:	**Unknown**
Central Vac:	**No**			Farm Features:	
Apx Age:	**51-99**	Security Feat:	**Smoke Detector, None**	Winterized:	**Fully**
POTL/Mnth Fee:	**No**				
Elevator:	**No**/				
Retirement:	**No**				
Property Feat:	**Arts Centre, Beach, Campground, Clear View, Golf, Lake Access**				
Exterior Feat:	**Deck, Fishing, Privacy, Recreational Area, Year Round Living**				
Roof:	**Metal**				
Foundation:	**Stone**				
Topography:	**Dry, Partially Cleared, Sloping, Wooded/Treed**				
Soil Type:					
Alternate Power:	**Generator – wired**				
Phys Hdcp-Eqp:	**No**				
Lease To Own Items:	**None**				

Water Name:	**Tea Lake**				
Waterfront Y/N:	**Yes**	Waterfront:	**Direct**	Island YN:	**No**
Water Struct:	**Not Applicable**	Easements/Restr:	**Unknown**		
Water Frontage:	**199.79/Feet**				
Water Features:	**Dock, Waterfront - Deeded, Winterized**				
Under Contract:	**None**	Dev Charges Paid:	**Yes**	HST App To SP:	**In Addition To**
Access To Property:	**Private Road**				
Shoreline:	**Clean, Deep, Shallow**	Shoreline Exposure:	**South West, West**		
Shoreline Road Allowance:	**Owned**				
Docking Type:	**Private**	Water View:	**Direct, Unobstructive**	Channel Name:	
View:	**Clear, Forest, Lake, Panoramic, Trees/Woods, Water**	Lot Shape:	**Rectangular**	Lot Size Source:	**GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to T-Lodge, a one of a kind beautifully updated 1950s log cottage nestled in a quiet bay just steps from the water's edge only 1.5 hrs from Toronto. Set on a private 1.3-acre lot with 200 feet of pristine shoreline, this rare Muskoka retreat offers stunning western exposure, spectacular sunsets, and a substantial metal post dock. Blending rustic charm with modern comfort, the cottage features 4 bedrooms,**

2 bathrooms, and accommodations for up to 17 guests. Original character shines through the floor-to-ceiling stone fireplace, handcrafted oak doors, and reclaimed church doors. Thoughtful updates include a second bathroom, pantry, overflow guest room, and utility room with easy access to water and filtration systems. Designed for year-round enjoyment, the property includes a heated water line, air conditioning, high-efficiency oil furnace (2020), and Generac generator. The spacious living room opens to a large lakeside deck with built-in seating, creating the perfect setting for entertaining or relaxing while enjoying peaceful lake views. Located with convenient access to the Trent-Severn Waterway, skiing, golf, pickleball, shopping, and more, T-Lodge is ideal as a year-round residence or cherished family getaway. An exceptional opportunity exists to expand your waterfront footprint. The neighbouring property at 4292 Graham Road (MLS S13764928) is also available for purchase. Combined, the properties would create a remarkable lakeside family compound with significantly increased acreage and shoreline frontage. A truly unique Muskoka waterfront opportunity offering privacy, character, and endless possibilities.

Inclusions: **Fridge, stove, furniture, outside furniture, and BBQ**

Exclusions: **Personal items**

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

Prepared By: MYAN MCLEAN, Administrator **Date Prepared: 10/28/2026**

Rooms

MLS®#: S14117324

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	**Main**	**3.2 M X 3.45 M**	**10.50 Ft x 11.32 Ft**		**Picture Window**
Primary Bedroom	**Main**	**4.17 M X 3.4 M**	**13.68 Ft x 11.15 Ft**		**Overlook Water, Walk-Out**
Family Room	**Main**	**4.62 M X 5.94 M**	**15.16 Ft x 19.49 Ft**		**Open Concept, Overlook Water, Walk-Out**
Kitchen	**Main**	**4.19 M X 3.45 M**	**13.75 Ft x 11.32 Ft**		**Overlook Water, Pot Lights**
Bathroom	**Main**	**0.33 M X 1.09 M**	**1.08 Ft x 3.58 Ft**		**2 Pc Bath**
Bathroom	**Main**	**1.85 M X 3.45 M**	**6.07 Ft x 11.32 Ft**		**4 Pc Bath**
Bedroom	**Second**	**6.55 M X 3.56 M**	**21.49 Ft x 11.68 Ft**		
Bedroom	**Second**	**4.22 M X 5.97 M**	**13.85 Ft x 19.59 Ft**		
Bedroom	**Second**	**6.45 M X 3.61 M**	**21.16 Ft x 11.84 Ft**		

---------- Washrooms ----------

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom	**Main**			**2**	
Bathroom	**Main**			**4**	

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