

\$999,000 - 4376 Marr Lane, Severn

MLS® #S12265167

\$999,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Severn, Severn, Ontario

Waterfront Cottage on the Severn River. Enjoy year-round living at this charming four-season cottage nestled along the Severn River, offering 177 feet of pristine shoreline. Situated on a private, year-round road, this property blends comfort, function, and natural beauty. The home features walkouts from both the living room and primary bedroom to a spacious deck overlooking the water, perfect for relaxing or entertaining. The deep shoreline offers excellent swimming and fishing right off the double docks. Included on the property is an oversized insulated garage with a loft, ideal for additional storage or conversion into guest space. A dry boathouse with a marine railway makes boat storage a breeze, while a waterside bunkie provides cozy accommodations for visitors. Additional outbuildings include a wood shed and tool shed, adding to the cottages convenience and versatility. Whether you're seeking weekend escapes or a year-round retreat, this riverfront gem offers privacy, comfort, and endless waterfront enjoyment. 4390 Marr Lane vacant adjacent lot is being offered for sale and must close prior to the closing of 4376 Marr Lane.* and has EP on it (id:6289)



Essential Information

Listing #	S12265167
Price	\$999,000

Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4376 Marr Lane
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	P0C1M0

Amenities

Amenities	Fireplace(s)
Features	Wooded area, Irregular lot size, Sloping, Guest Suite
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Furniture
Heating	Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Cedar Siding
Lot Description	177.4 x 255.2 FT
Foundation	Wood/Piers

Listing Details

Listing Office	Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty
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