

\$1,898,000 - 32 10th Concession Road, Seguin

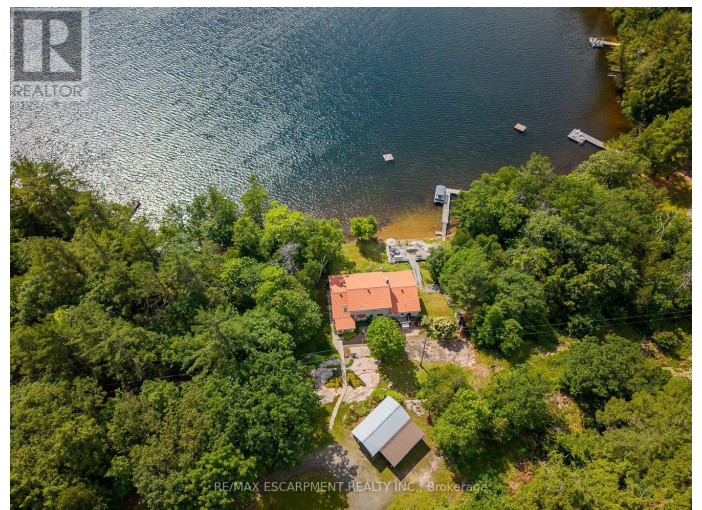
MLS® #X12298945

\$1,898,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Seguin, Seguin, Ontario

First time offered in almost 50 years, this exceptional year-round cottage or home offers 200 feet of west-facing shoreline with owned shore road allowance on the pristine waters of Little Whitefish Lake. Part of a peaceful three-lake chain with boating access to Big Whitefish and Clear Lake, this property features stunning sunset views, a beautiful sandy beach stretching the entire waterfront, and deep water off the dock, perfect for swimming and boating. Complementing this, is a large lakeside deck with an attached enclosed gazebo. This well-built and lovingly maintained home offers over 3,800 square feet of finished living space with an updated kitchen, spacious living and dining areas, a cozy den, and a bright enclosed porch overlooking the lake. The main floor primary suite includes a large bedroom, sitting room, 4 piece ensuite, walk-in closet, and storage space with potential for a laundry or kitchenette, making it ideal for guests or multi-generational use. Upstairs you'll find three additional bedrooms, 2 bathrooms, and more gorgeous lake views. The full walkout basement is designed for entertaining, with a built-in bar, large family room with propane fireplace, fifth bedroom, 3-piece bath, laundry room, and a generous insulated storage room. Fully winterized with a deep drilled well, propane furnace and central air (both new in 2021), and easy year-round access via a paved, well-maintained road. Two garages (double and a single) with ample room for



vehicles and/or watercraft. Located just 10 minutes from Highway 400, this beautiful home is close to the charming village of Rosseau, and a short drive to Parry Sound. Luxury Certified. (id:6289)

Essential Information

Listing #	X12298945
Price	\$1,898,000
Bedrooms	5
Bathrooms	5.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	32 10th Concession Road
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A2W8

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Wireless, Electricity Connected, Electricity Available
Features	Irregular lot size, Sloping, Lighting, In-Law Suite
Parking Spaces	34
Parking	Detached Garage, Garage
# of Garages	2
View	View, Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Range, Water Heater, Water softener, Cooktop, Dryer, Freezer, Microwave, Oven, Washer, Window Coverings, Refrigerator
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Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Lot Description	200 x 972.8 FT ; 72.39 ft x 140.85 ft x 725.95 ft x 100.9 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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