

# \$369,000 - Lot 78 141 Highway, Seguin

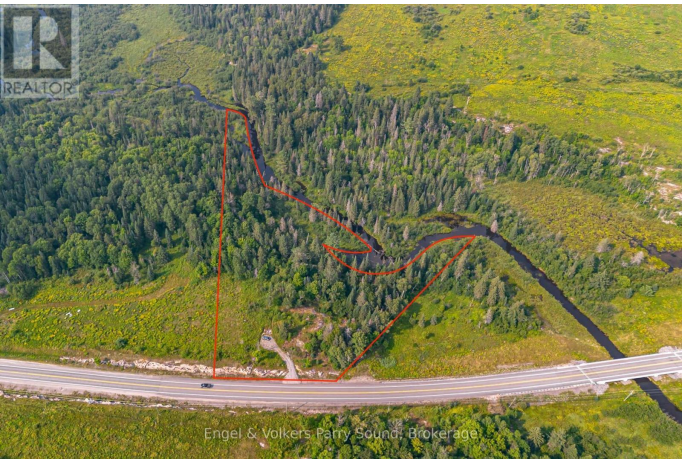
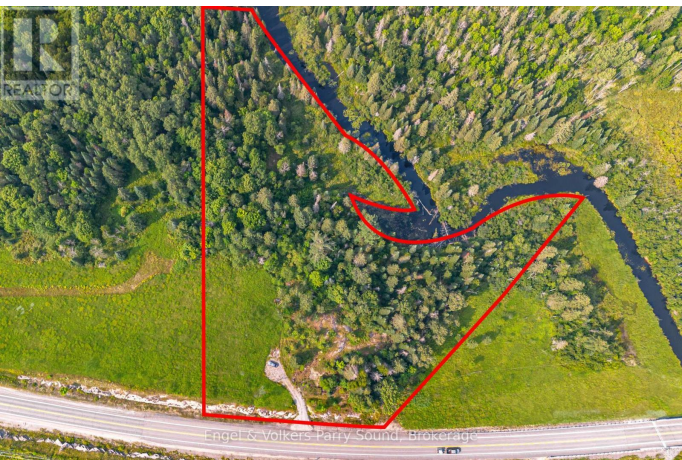
MLS® #X12342259

**\$369,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.00 Acres

Seguin, Seguin, Ontario

Shadow River Riverfront Estate Lot | 4.55 Acres with 700' of Shoreline. Discover an extraordinary opportunity to craft your own Northern retreat on the tranquil shores of the Shadow River. This rare 4.55-acre estate lot offers an impressive 700 feet of private water frontage, set amidst a serene landscape of open meadow and scattered young hardwoods. Elevated well above the floodplain, the expansive 1.24-acre building envelope provides the ideal canvas for a grand main residence, extensive outdoor living spaces, and private amenities. Gently rolling and beautifully drained, the land invites elegant driveway approaches, manicured gardens, and sweeping river views. Enjoy peaceful paddles along the Shadow River or explore the nearby waters of Lake Rosseau, just minutes away. An MTO-approved driveway from Highway 141 ensures effortless year-round access, with the charming village of Rosseau only 5 minutes away, the Parry Sound Municipal Airport 20 minutes and Highway 400 just beyond. Unmatched in privacy, scale, and location, this is an opportunity perfect for those who dream of designing a riverfront estate that will be cherished for generations. (id:6289)



## Essential Information

<b>Listing #</b>	<b>X12342259</b>
<b>Price</b>	<b>\$369,000</b>

Bathrooms	0.00
Acres	0.00
Type	Vacant Land

### Community Information

Address	Lot 78 141 Highway
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P0C1J0

### Amenities

View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Exterior

Lot Description	307.17 x 763.45 FT ; Irregular 2 - 4.99 acres
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### Listing Details

Listing Office	Engel & Volkers Parry Sound
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Listing information last updated on October 14th, 2025 at 11:46pm PDT