

# \$1,999,000 - 62 MARSHLAND Trail

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## Listing ID: 40482101

**\$1,999,000**

6 Bedrooms, 3 Bathrooms, 1.35 acres

Single Family

62 MARSHLAND Trail, Seguin, Ontario,  
P2A2W8

390 FT. SHORELINE on PRISTINE,  
SPRING FED THREE LEGGED LAKE.

One of a kind PRIVATE PARADISE

DRENCHED IN SOUTH WEST

EXPOSURE! BREATHTAKING

WESTERN SUNSET SKIES! Executive

Custom Build, OPEN CONCEPT POST &

BEAM DESIGN, Captivating Great Room

with Vaulted Pine Ceilings enhanced by

Floor to Ceiling Stone F/P, Wall of

windows on every level to take in the serene

lake views, Savour the changing seasons in

the fabulous year round Muskoka Room,

Custom cherry kitchen offers an abundance

of cupboards & counter space, center island,

Seek the ultimate retreat in the 300 sq ft

main floor principal suite, A private

sanctuary featuring updated ensuite bath,

Walk-in closet, Walkout leads to expansive

60-ft wide decks, Perfect for morning

coffees, Descending to the lower level, one

discovers a finished walkout space that is

ideal for hosting guests and extended

family, 4 additional bedrooms, Private bath,

Kitchen, Private laundry facilities, Generous

family room is the perfect gathering place,

Newer forced air propane gas furnace, ICF

construction, Insulated drive-thru garage,

THREE LEGGED LAKE BOASTS 75%

CROWN LAND SHORELINE, A canvas

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for outdoor enthusiasts, Enjoy hiking/snowshoeing w/marketed trails through the woods, Ultimate lake for Kayaking, Canoeing, Great swimming, Fishing, Boating, Water sports, Gateway to the Massasauga Park, This ensures a sense of seclusion and exclusivity that is increasingly hard to come by, Located just south of Parry Sound, this superlative property offers the perfect balance between accessibility and seclusion, Approximately 2 hours from the GTA, Yet a world away, where the pace of life slows, and nature takes center stage at this 4 SEASON 'LAKE HOUSE' GEM! (id:49587)

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Last Modified: 29/09/2023 10:43:51 AM

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