



# 4590 TRENT Trail, Severn Twp, Ontario L0K 2B0

Client Full  
**Active / Land**

**4590 TRENT TI Severn Twp**

MLS® #: 40091777  
Price: **\$519,000**



## Simcoe County/Severn/SE54 - Washago Residential



Water Body: <b>Severn</b>	Trans Type: <b>Sale</b>
Type of Water: <b>River</b>	Lot Size Acres: <b>&lt; 0.5</b>
Tax Amt/Yr: <b>\$593/2021</b>	Acres Range: <b>82.04</b>
Zoning: <b>SR2/EP</b>	Frontage: <b>82.04</b>
Devel Chrg Pd:	Lot Dimensions:
Official Plan:	Lot Irregularities:
Site Plan Apprv:	Lot Shape:
	Common Interest: <b>Freehold/None</b>
	Tax Amt/Yr: <b>\$593/2021</b>

### Remarks/Directions

Public Rmks: **Calling all Boaters! Build your dream home on this level lot located on the highly desirable Trent Severn, a short 1 1/4 hours from the GTA. Set in a private enclave of homes built to highlight the natural surroundings, this property is situated towards the end of the court where it provides a quiet retreat from the city without the long commute. From the property boat into Lake Couchiching & raft with other boaters at Chief Island, or dock and visit downtown Orillia with its many parks, boutique shopping, and restaurants. Continue on thorough the narrows where you can explore Lake Simcoe or dock in Barrie. Closer to home, boat to Sparrow Lake or enjoy a lazy day floating or swimming in the river. Only a 10 minute car ride from Trent Trail to groceries, the hospital, and big box stores in Orillia, or to Casino Rama. This property has the convenience of the city, the privacy of a natural rural setting and the Trent Severn Canal System all on its doorstep- Don't miss it.**

Directions: **Highway 11 to Canal Road, over the bridge, right on Trent Trail to SOP**

### Waterfront

Features: <b>Riverfront, Trent System</b>	Frontage: <b>80.00</b>
Dock Type: <b>None</b>	Exposure: <b>North</b>
Shoreline: <b>Clean, Natural, Sandy</b>	
Shore Rd Allow: <b>None</b>	
Island Y/N: <b>No</b>	

### Exterior

Property Access: <b>Municipal Road, Paved Road, Public Road, Year Round Road</b>	Fronting: <b>North</b>
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### Land Information

Utilities:	Sewer: <b>None</b>
Well Testing:	Location: <b>Rural</b>
Services: <b>At Lot Line-Hydro, Cell Service</b>	
Lot Front (Ft): <b>82.04</b>	Lot Depth (Ft):

### Property Information

Legal Desc: <b>PCL 11-1 SEC M38; LT 11 PL M38 NORTH ORILLIA; SEVERN</b>	Survey: <b>Boundary Only/</b>
Zoning: <b>SR2/EP</b>	Hold Over Days:
Assess Val/Year: <b>\$144,000/2016</b>	Deposit:
ROLL: <b>435101000938811</b>	
Possession/Date: <b>Immediate/</b>	

### Brokerage Information

List Date: **04/07/2021**  
List Brokerage: **SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE -M107**



Source Board: **The Lakelands**

**Prepared By: JENNIFER PARKER, Broker**

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