

# 2746 MACLEAN Lake, Coldwater, Ontario L0K 1E0

Client Full  
**Active / Residential**

**2746 MACLEAN Lk Coldwater**

Listing ID: 40580121  
Price: **\$899,000**



## Simcoe County/Severn/SE53 - Rural Severn

Bungalow/House



Water Body: **MacLean Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **1,033**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,033/Other**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,699.00/2023**

### Remarks/Directions

Public Rmks: **Discover your dream lakeside sanctuary at this exquisitely renovated 3-bedroom, 2-bathroom cottage on tranquil MacLean Lake. With an expansive 215-foot stretch of pristine waterfront, this idyllic retreat masterfully blends modern sophistication with rustic charm. Inside, a state-of-the-art kitchen and updated amenities elevate comfort, all set against a backdrop of timeless cottage aesthetics and panoramic lake views. Outside, a spacious deck and newly installed dock invite relaxation and aquatic adventures, while thoughtful landscaping and a new septic system underscore the property's commitment to luxury and sustainability. Nestled in the heart of Ontario, this haven offers both a serene escape and a gateway to a life of unparalleled lakeside opulence.**

Directions: **Irish Line to Nature Wild Road to Island Road to Ridge Road and follow signs**

### Waterfront

Waterfront Type: **Direct Waterfront**  
 Waterfront Features: **Water Access Deeded**  
 Dock Type: **Private Docking**  
 Shoreline: **Mixed**  
 Shore Rd Allow: **Owned**  
 Channel Name:  
 Water View: **Direct Water View**  
 Boat House:  
 Frontage: **215.93**  
 Exposure:  
 Island Y/N: **No**

### Exterior

Exterior Feat: **Deck(s), Deeded Water Access, Privacy, Recreational Area, Seasonal Living**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced:  
 Year/Desc/Source: **1970//Other**  
 Property Access: **Private Road**  
 Garage & Parking: **Private Drive Single Wide**  
 Parking Spaces: **4**  
 Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone Available**  
 Water Source: **Lake/River**  
 Lot Size Area/Units: **/**  
 Lot Front (Ft): **215.93**  
 Location: **Rural**  
 Area Influences: **Golf, Highway Access**  
 View: **Forest, Lake, Trees/Woods, Water**  
 Topography: **Sloping**  
 Foundation: **Piers**  
 Water Tmnt: **UV System**  
 Acres Range: **0.50-1.99**  
 Lot Depth (Ft):  
 Lot Irregularities:  
 Roof: **Metal**  
 Prop Attached: **Detached**  
 Apx Age: **51-99 Years**  
 Rd Acc Fee:  
 Garage Spaces:  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **North**

### Interior

Interior Feat: **Ceiling Fans, Separate Heating Controls**  
 Basement: **None**  
 Laundry Feat: **In Bathroom**  
 Cooling: **None**  
 Heating: **Baseboard, Fireplace-Wood**  
 Fireplace: **/Fireplace Insert, Wood**  
 Under Contract: **None**  
 Inclusions: **Dishwasher, Dryer, Furniture, Refrigerator, Stove, Washer**  
 Basement Fin:  
 FP Stove Op:  
 Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PT LT CON 3 MATCHEDASH PT 2&3, 51R748; SEVERN**  
 Zoning: **SR3**  
 Assess Val/Year: **\$298,000/2023**  
 PIN: **586000230**  
 ROLL: **435105000653800**  
 Possession/Date: **Flexible/**  
 Local Improvements Fee:  
 Survey: **None/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5%**

### Brokerage Information

List Date: **05/03/2024**

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