

3946 EAST SHORE Road, Coldwater, Ontario L0K 1E0

Client Full
Active / Residential

3946 EAST SHORE Rd Coldwater

Listing ID: 40603746

Price: **\$1,650,000**



Simcoe County/Severn/SE53 - Rural Severn

Bungalow/House



Water Body: **Gloucester Pool**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,045**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,045/Other**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,598.00/2023**

Remarks/Directions

Public Rmks: **Discover your dream waterfront retreat at 3946 East Shore Road, nestled on the pristine shores of Gloucester Pool. This west-facing, 3-bedroom, 1-bathroom cottage is set on just under an acre of land, featuring 100ft of deep water frontage framed by rock formations and windswept pines. Enjoy breathtaking, expansive views and stunning sunsets from the comfort of your home, accessible year-round. Additional amenities include a double-wide garage with storage above, making this the perfect sanctuary for both leisure and adventure. Don't miss this rare opportunity to own a slice of paradise.**

Directions: **IRISH LINE TO TOWER LINE TO 3946 EAST SHORE ROAD**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Unobstructed Water View**
 Waterfront Features: **Trent System**
 Dock Features: **Mooring Whips**
 Dock Type: **Private Docking**
 Shoreline: **Deep**
 Shore Rd Allow: **Owned**
 Channel Name:
 Boat House:
 Frontage: **100.97**
 Exposure:
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Recreational Area, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1979//Other**
 Property Access: **Private Road**
 Other Structures:
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **6**
 Parking Level/Unit:
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Telephone Available**
 Water Source: **Lake/River**
 Lot Size Area/Units: /
 Lot Front (Ft): **100.97**
 Location: **Rural**
 Area Influences: **Access to Water, Golf, Lake/Pond, Marina, River/Stream, Trails**
 View: **Panoramic, Skyline, Trees/Woods**
 Topography: **Hillside**
 Restrictions: **None**
 Foundation: **Piers**
 Water Tmnt:
 Acres Range: **< 0.5**
 Lot Depth (Ft):
 Lot Irregularities:
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces: **2.0**
 Licen Dwelling: **No**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Retire Com:
 Fronting On: **North**
 Exposure:

Interior

Interior Feat: **Water Heater Owned**
 Security Feat: **Smoke Detector(s)**
 Basement: **None**
 Basement Feat: **Exposed Rock**
 Laundry Feat: **None**
 Cooling: **Ductless**
 Heating: **Baseboard, Heat Pump, Woodstove**
 Fireplace: **/Wood Stove**
 Under Contract: **None**
 Lease to Own: **None**
 Inclusions: **Refrigerator, Stove**
 Furnace Age:
 Tank Age:
 FP Stove Op:
 Contract Cost/Mo:
 UFFI: **No**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT CON 2 MATCHEDASH PT 1, R541;SEVERN**
 Zoning: **SR3**
 Assess Val/Year: **\$618,000/2023**
 Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:

PIN: **740640043**
ROLL: **435105000392700**
Possession/Date: **Flexible/**

Occupant Type: **Owner**

Deposit: **5%**

Brokerage Information

List Date: **06/12/2024**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)



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Source Board: The Lakelands Association of REALTORS®

Prepared By: Myan Mclean, Employee

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