

Property Member Full

3946 EAST SHORE Road, Coldwater, Ontario L0K 1E0

Member Full  
Active / Residential

Confidential for REALTORS® Only

Listing ID: 40551233  
List Price: \$1,650,000.00

New Listing



**Simcoe County/Severn/SE53 - Rural Severn  
Bungalow/House/Detached**

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)**  
AG Fin SqFt Range: **1001 to 1500**  
AG Fin SqFt: **1,045/Other**  
DOM/CDOM: **0/0**  
Ownership Type: **Freehold/None**  
Tax Amt/Yr: **\$5,598.00/2023**

Recent: **03/08/2024 : New Listing**  
Seller: NIGEL MAYO  
ARN/PIN: 435105000392700 / 740640043  
Legal: PT LT CON 2 MATCHEDASH PT 1, R541;SEVERN

Remarks/Directions

Public: **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.**

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

Waterfront

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

Exterior

Exterior Feat:	<b>Deck(s), Recreational Area, Year Round Living</b>			Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Wood</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:		Foundation:	<b>Piers</b>	Apx Age:	<b>31-50 Years</b>
Year/Desc/Source:	<b>1979//Other</b>			Rd Acc Fee:	
Property Access:	<b>Private Road</b>			Winterized:	<b>Fully Winterized</b>
Other Structures:					
Garage & Parking:	<b>Detached Garage//Private Drive Single Wide//Gravel Driveway</b>			Garage Spaces:	<b>2.0</b>
Parking Spaces:	<b>6</b>	Driveway Spaces:	<b>4.0</b>	Licen Dwelling:	<b>No</b>
Parking Level/Unit:		Parking Assigned:		Sewer:	<b>Septic</b>
Services:	<b>Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Telephone Available</b>				
Water Source:	<b>Lake/River</b>	Water Tmnt:		Acres Rent:	
Lot Size Area/Units:	<b>/</b>	Acres Range:	<b>&lt; 0.5</b>	Lot Shape:	
Lot Front (Ft):	<b>100.97</b>	Lot Depth (Ft):		Land Lse Fee:	
Location:	<b>Rural</b>	Lot Irregularities:		Retire Com:	
Area Influences:	<b>Access to Water, Golf, Lake/Pond, Marina, River/Stream, Trails</b>				
View:	<b>Panoramic, Skyline, Trees/Woods</b>				
Topography:	<b>Hillside</b>			Fronting On:	<b>North</b>
Restrictions:	<b>None</b>			Exposure:	

Interior

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

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

Local Improvements Fee:
Survey: None/
Hold Over Days:
Occupant Type: Owner
Deposit: 5%

Marketing

Showing Requirements: TLSP (List Salesperson)
Showings:
Showing Remarks: CALL LISTING AGENT
Lockbox Type: SentiLock
Possession: Flexible

Locbox Loc/Serial#: Call Listing Office/

Brokerage Information

List Date: 03/08/2024 Expiration Date: 06/06/2024 Int Bearing Bkg Trust Account: No
Financing: SPIS: Contact After Expired: No
Buyer Agency Compensation Remarks: 2% + HST Special Agreement: No
Assignment Of Listing: HST Applicable to Sale: Included

Offer Remarks: Allow 24 hours irrevocable on offers.
Original List Price: \$1,650,000.00

List Brokerage: Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Por Brkge #: 705-765-1820
List Salesperson: Jeffrey Braun, Salesperson Direct #: 705-765-1820
Email: jeffreybraun0@gmail.com L/SP Cell: 705-875-3443
List Brokerage 2: Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Por Phone: 705-765-1820
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Source Board: The Lakelands Association of REALTORS®
Prepared By: Myan Mclean, Employee
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\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix
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Table with 5 columns: Room, Level, Dimensions, Dimensions (Metric), Room Features. Rows include Living Room, Eat-in Kitchen, Bathroom, Bedroom Primary, Bedroom, and another Bedroom.

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