

1 STURGEON BAY Road, Coldwater, Ontario L0K 1E0

Client Full
Active / Residential

1 STURGEON BAY Rd Coldwater

MLS®#: **40508575**

Price: **\$899,000**



Simcoe County/Severn/SE57 - Coldwater 3 Storey/House

Water Body: **Coldwater River**
Type of Water: **River**

	Beds	Baths	Kitch
Main		1	1
Second	5	1	

Beds (AG+BG): **5 (5 + 0)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **4,345**
AG Fin SF Range: **4001 to 5000**
AG Fin SF: **4,345/Plans**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,717.00/2023**

Remarks/Directions

Public Rmks: **Discover the charm of Victorian living at 1 Sturgeon Bay Road, Coldwater—a meticulously preserved 5-bedroom, 2-bath heritage home on the tranquil banks of the Sturgeon River. This grand residence combines timeless elegance with modern conveniences, offering spacious interiors, a large storage area, and picturesque views. Nestled in a quaint village setting, the property is ideally located close to local amenities, city life, and outdoor recreation like parks and skiing, with the added flexibility of R2 zoning. It's a rare opportunity to own a piece of history with all the comforts of contemporary living, perfect for those who appreciate the allure of a bygone era with the accessibility of modern-day necessities, finally there is also a 900 SqFt workshop/studio with 12 ft ceiling's.**

Directions: **Trans-Canada Hwy/ON-12 N Turn right onto Coldwater Rd/County Rd 17 to Sturgeon Bay Road, to Property**

Common Elements

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **River Access, Riverfront**
Dock Type: **None**
Shoreline: **None**
Shore Rd Allow: **None**
Channel Name: **None**
Water View: **Direct Water View**
Boat House: **None**
Frontage: **140.00**
Exposure: **None**
Island Y/N: **No**

Exterior

Construct. Material: **Solid Brick**
Shingles Replaced: **None**
Year/Desc/Source: **//**
Property Access: **Municipal Road**
Other Structures: **None**
Garage & Parking: **Detached Garage//Private Drive Single Wide**
Parking Spaces: **5**
Water Source: **Municipal**
Lot Size Area/Units: **0.420/Acres**
Lot Front (Ft): **128.00**
Location: **Urban**
Area Influences: **Downtown, Landscaped, Library, Major Highway, Rec./Community Centre, River/Stream, Schools, Shopping Nearby, Trails**
Foundation: **Stone**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee: **None**
Winterized: **Fully Winterized**
Garage Spaces: **0.0**
Sewer: **Sewer (Municipal)**
Acres Rent: **None**
Lot Shape: **None**
Land Lse Fee: **None**
Topography: **Level**
Restrictions: **None**
Fronting On: **South**
Exposure: **North**

Interior

Interior Feat: **Bed & Breakfast, In-law Capability**
Basement: **Full Basement**
Laundry Feat: **Laundry Room**
Cooling: **Central Air**
Heating: **Radiator**
Under Contract: **None**
Inclusions: **Refrigerator, Stove**
Basement Fin: **Unfinished**
Contract Cost/Mo: **None**

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 6 E/S EPLETT ST PL 216 COLDWATER; PT SW1/4 LT 23 CON 12 MEDONTE PTS 1 & 2, 51R11998; SEVERN**
Zoning: **R2**
Assess Val/Year: **\$300,000/2022**
PIN: **585190273**
ROLL: **435103000193300**
Possession/Date: **Immediate/**
Local Improvements Fee: **None**
Survey: **None/**
Hold Over Days: **None**
Occupant Type: **Vacant**
Deposit: **5%**

Brokerage Information

List Date: **11/02/2023**
 List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port \(](#)

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Laura Billings, Employee
 Date Prepared: 11/02/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

MLS®#: 40508575

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Loft	Third	38' 6" X 27' 8"	11.73 X 8.43	
Sunroom	Main	26' 6" X 6' 9"	8.08 X 2.06	
Dining Room	Main	16' 3" X 13' 2"	4.95 X 4.01	
Bathroom	Main	9' 6" X 6' 2"	2.90 X 1.88	3-Piece
Other	Main	14' 0" X 13' 0"	4.27 X 3.96	
Kitchen	Main	15' 6" X 13' 0"	4.72 X 3.96	
Foyer	Main	16' 8" X 14' 6"	5.08 X 4.42	
Office	Main	12' 0" X 11' 6"	3.66 X 3.51	
Living Room	Main	16' 1" X 15' 8"	4.90 X 4.78	
Foyer	Main	12' 4" X 12' 4"	3.76 X 3.76	
Bedroom	Second	16' 0" X 13' 6"	4.88 X 4.11	
Bedroom	Second	12' 10" X 11' 0"	3.91 X 3.35	
Bedroom	Second	14' 7" X 10' 2"	4.44 X 3.10	
Bedroom	Second	16' 4" X 13' 0"	4.98 X 3.96	
Bedroom	Second	12' 7" X 6' 9"	3.84 X 2.06	
Bathroom	Second	9' 10" X 6' 6"	3.00 X 1.98	3-Piece

MLS®#: 40508575



Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.