

# 1 STURGEON BAY ROAD, Coldwater, Ontario L0K 1E0

Client Full  
**Active / Multi-Residential**

**1 STURGEON BAY ROAD Coldwater**

Listing ID: 40615725  
 Price: **\$899,000**



## Simcoe County/Severn/SE57 - Coldwater Duplex Side/Side

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

Unit Type	# Units	Equip	# Inc
1 Bed	1	Dishwshr	0
2 Beds	0	Dryers	0
3 Beds	0	Fridges	2
4+ Beds	1	Stoves	0
Apt	0	Washers	0
Bachelor	0		
Efficiency	0		
Loft	0		
Other	0		
Pent	0		
Studio	0		
Total	2		

SF Range: **4001 to 5000**  
 AG Fin SF: **4,345.00**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,717.00/2023**  
 Units Occupied:  
 Storeys/Total: **/3.00**

Beds and Baths	
# Beds	5
# Baths	2

### Remarks/Directions

Public Rmks: **Welcome to this Stunning Century Home located in the Village of Coldwater and within walking distance to the downtown area. A home that is reminiscent of the Turn of the Century. This home has 2 apartments with the potential for a third. Purchase for an investment with the rent from the 2 apartments paying your mortgage or live in one apartment and rent out the second apartment to help pay your mortgage. Beautiful original hardwood flooring and woodwork throughout with an original wood staircase leading up to the second floor from the grand foyer, some stained glass windows throughout. A breathtaking feature wall in the kitchen of the 4 bedroom apartment with stain glass insert attached, as well as original fireplace on 2nd floor landing and in family room. The first apartment has 1 bedroom with an air conditioned loft that could easily be turned in to another bedroom or sitting area. The second apartment has 4 bedrooms. A huge driveway to accommodate your vehicles. A beautiful yard with the river running right through it. Have your coffee in the morning while enjoying the serene atmosphere right in front of you, a little piece of paradise. This home is a rare beauty!**

Directions: **Trans-Canada Hwy/ON-12 N Turn right onto Coldwater Rd/County Rd 17 to Sturgeon Bay Road, to 1 Sturgeon Bay**

### Waterfront

Waterfront Type: **Direct Waterfront**  
 Waterfront Features: **Riverfront**  
 Dock Type: **None**  
 Shoreline:  
 Shore Rd Allow: **None**  
 Water View: **Direct Water View**  
 Frontage: **140.00**  
 Exposure:

### Exterior

Exterior Feat: **Balcony, Other, Porch-Enclosed, Year Round Living**  
 Construct. Material: **Solid Brick**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Property Access: **Municipal Road, Year Round Road**  
 Garage and Parking: **, Private Drive Single Wide,**  
 Parking Spaces: **6**  
 Garage Sp/Desc:  
 Water Source: **Municipal**  
 Lot Size Total/Units:  
 Lot Front (Ft): **128.05**  
 Area Influences: **Ample Parking, Business Centre, Downtown, Golf, Highway Access, Library, Place of Worship, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Trails**  
 Foundation: **Stone**  
 Driveway Spaces: **6**  
 Sewer: **Sewer (Municipal)**  
 Acres Range: **< 0.5**  
 Lot Depth (Ft):  
 Roof: **Asphalt Shingle**  
 Apx Age: **100+ Years**  
 Rd Acc Fee:  
 Water Tmnt:  
 Acres Rent:  
 Licen Dwelling:  
 Topography:  
 Fronting: **South**

### Interior

Interior Feat: **Other**  
 Basement: **Full Basement, Unfinished,**  
 Cooling: **Central Air, Ductless**  
 Heating: **Radiator**  
 Inclusions: **Other**

### Multi-Residential Information

Laundry Features: **Other**

Additional Monthly Fees:

### Financial Information

Expenses  
 Building Insurance:  
 Administrative Fee:

Income

Laundry Rentals:  
Under Cntrct Mnthly:  
Addl Monthly Expense:  
Prop Mgmt Expense:

---

**Property Information**

---

Common Elem Fee:		Local Improvements Fee:	
Legal Desc:	<b>PT LT 6 E/S EPLETT ST PL 216 COLDWATER; PT SW1/4 LT 23 CON 12 MEDONTE PTS 1 &amp; 2, 51R11998; SEVERN</b>		
Zoning:	<b>R1 &amp; EP</b>	Survey:	<b>None/</b>
Assess Val/Year:	<b>\$300,000/2022</b>	Hold Over Days:	<b>90</b>
PIN:	<b>585190273</b>	Occupant Type:	<b>Vacant</b>
ROLL:	<b>435103000193300</b>		
Possession/Date:	<b>Immediate/</b>	Deposit:	<b>5%</b>

---

**Brokerage Information**

---

List Date: **07/08/2024**  
List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)  


-- -- --  
Source Board: The Lakelands Association of REALTORS®  
Prepared By: Bob Clarke, Salesperson  
Date Prepared: 07/08/2024

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

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.