

Property Client Full

1 Sturgeon Bay Road, Severn, Ontario L0K 1E0

Listing

[1 Sturgeon Bay Rd Severn](#)

Active / Residential Freehold / Detached

MLS®#: **S13431996**

List Price: **\$599,900**

New Listing



Simcoe/Severn/Coldwater

Tax Amt/Yr: **\$2,700.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 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**

Style: **3 Storey** Rooms Rooms+: **22+0**
 Fractional Ownership: BR BR+: **5(5+0)**
 Assignment: Baths (F+H): **3(3+0)**
 Link: **No** SF Range: **3500-5000**
 Storeys: **3.0** SF Source: **Appraiser**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **140.00** Fronting On: **S**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **R1 & EP**
 Dir/Cross St: **Coldwater Rd/Sturgeon Bay Rd**

PIN #: **585190273** ARN #: **435103000193300** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **Available**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Brick	Utilities: Sewers
Basement: Yes	Garage: Yes	Water: Municipal
Fireplace/Stv: Yes/Full, Unfinished	Gar/Gar Spcs: Attached Garage/0.0	Water Supply Type:
Interior Feat: Yes	Drive Pk Spcs: 4.00	Water Meter:
Parking Feat: In-Law Capability	Tot Pk Spcs: 2.00	Waterfront Feat: Riverfront
Heat: Private	Pool: None	Waterfront Struct:
Heat Source: Radiant	Room Size:	Well Capacity:
A/C: Other	Rural Services:	Well Depth:
Central Vac: /None	Security Feat:	Sewers: Sewer
Laundry Lev: No		Special Desig: Unknown
Property Feat: Lower		Farm Features:
Roof: Library, Rec Centre, School		Winterized:
Foundation: Asphalt Shingle		
Soil Type: Stone		
Water Name: Coldwater River		
Waterfront Y/N: No	Waterfront: Direct	Island YN:
Water Struct:	Easements/Restr:	
Water Frontage: 42.67		
Water Features: Riverfront		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Yr Rnd Municipal Rd	Shoreline Exposure: North	
Shoreline:		
Shoreline Road Allowance: None		

Remarks/Directions

Client Rmks: **Located on the banks of the Coldwater river this 5-bedroom, 3-bath Victorian home offers plenty of space and a unique setting. The home features large principal rooms, ample storage, and a layout that can accommodate a variety of family and lifestyle needs. A detached 900 sq. ft. workshop/studio with 12-foot ceilings provides excellent space for hobbies, projects, and/or storage. The property is zoned R1, offering additional flexibility for future use. Conveniently located within walking distance of local amenities and just a short drive to surrounding communities, parks, trails, and ski hills. A great opportunity for buyers looking for a character home with space to make their own in the heart of Coldwater.**

Inclusions: **Refrigerator, Stove**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **06/12/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Loft	Third	11.73 M X 8.43 M	38.48 Ft x 27.65 Ft		
Sunroom	Main	8.08 M X 2.06 M	26.50 Ft x 6.75 Ft		
Other	Main	4.95 M X 4.01 M	16.24 Ft x 13.15 Ft		
Other	Main	4.27 M X 3.96 M	14.00 Ft x 12.99 Ft		
Kitchen	Main	4.72 M X 3.96 M	15.48 Ft x 12.99 Ft		
Foyer	Main	5.08 M X 4.42 M	16.66 Ft x 14.50 Ft		

Office	Main	3.66 M X 3.51 M	12.00 Ft x 11.51 Ft	
Living Room	Main	4.9 M X 4.78 M	16.07 Ft x 15.68 Ft	
Bedroom	Second	4.88 M X 4.11 M	16.01 Ft x 13.48 Ft	
Bedroom	Second	4.14 M X 3.35 M	13.58 Ft x 10.99 Ft	
Bedroom	Second	4.98 M X 3.96 M	16.33 Ft x 12.99 Ft	
Bathroom				3
Bathroom				3
Bathroom				3

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