

1 STURGEON BAY Road, Coldwater, Ontario L0K 1E0

Client Full
Active / Residential

1 STURGEON BAY Rd Coldwater

Listing ID: 40533742

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 R1 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**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **River Access, Riverfront**
 Dock Type: **None**
 Shoreline:
 Shore Rd Allow: **None**
 Channel Name:

Water View: **Direct Water View**
 Boat House:
 Frontage: **140.00**
 Exposure:
 Island Y/N: **No**

Exterior

Construct. Material: **Solid Brick**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Municipal Road**
 Other Structures:
 Garage & Parking: **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**
 Topography: **Level**
 Restrictions:

Foundation: **Stone**
 Driveway Spaces: **5.0**
 Water Tmnt:
 Acres Range: **< 0.5**
 Lot Depth (Ft): **0.00**
 Lot Irregularities:

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **Unknown**
 Rd Acc Fee:
 Winterized: **Fully Winterized**

Garage Spaces:
 Sewer: **Sewer (Municipal)**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:

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:

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: **R1 & EP**
 Assess Val/Year: **\$300,000/2022**
 PIN: **585190273**
 ROLL: **435103000193300**
 Possession/Date: **Immediate/**

Local Improvements Fee:

Survey: **None/**
 Hold Over Days:
 Occupant Type: **Vacant**

Deposit: **5%**

Brokerage Information

List Date: **02/01/2024**

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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