

4372 CONNERS BAY LANE Lane, Coldwater, Ontario L0K 1E0

Client Full
Active / Residential

[4372 CONNERS BAY LANE Ln Coldwater](#)

Listing ID: 40555849
Price: \$1,550,000



Simcoe County/Severn/SE57 - Coldwater 2 Storey/House

Water Body: **Severn**
Type of Water: **River**

	Beds	Baths	Kitch
Lower		1	
Main	3	2	1
Second	2	1	

Beds (AG+BG): **5 (5 + 0)**
Baths (F+H): **4 (2 + 2)**
SF Fin Total: **3,609**
AG Fin SF Range: **2001 to 3000**
AG Fin SF: **2,602/Plans**
BG Fin SF: **1,007/Plans**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$6,431.00/2023**

Remarks/Directions

Public Rmks: **Welcome to your dream waterfront retreat, nestled near The Big Chute on the picturesque Severn River! This spacious, west-facing cottage/home is a haven for outdoor enthusiasts and those seeking the ultimate relaxation spot. Boating aficionados will rejoice at the easy access to area lakes, bays and the Trent Waterway, while anglers will find their paradise in the excellent fishing opportunities right at their doorstep. When the snow falls, hop onto the nearby snowmobile and ATV trails for thrilling winter adventures. This five-bedroom abode boasts two full baths, two powder rooms, and a cozy recreation room perfect for unwinding after a day of exploration. The cedar plank-panelled main level exudes warmth and charm, with a spacious eat-in kitchen, open-concept dining, and living area featuring a vaulted ceiling and walkout to an extensive deck. Outdoors, landscaped groups beckon for games and sports, and a single boathouse with marine railway and docking await your watercraft. With conservation areas, hiking trails, golfing, and ski hills nearby, every day offers a new adventure at this waterfront haven. It's time to make memories that will last a lifetime in this slice of paradise!**

Directions: **FROM HWY 400 - WHITES FALLS RD. TO UPPER BIG CHUTE RD. TO CONNERS BAY LANE**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Water Access Deeded, Trent System**
Dock Features: **Boat Launch, Boat Lift, Boat Slip, Marine Rail**
Dock Type: **Private Docking** Boat House: **Boat House, Boathouse-Single Slip**
Shoreline: **Mixed** Frontage: **110.00**
Shore Rd Allow: **Owned** Exposure: **West**
Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Awnings, Deck(s), Fishing, Landscaped, Lighting, Recreational Area, Year Round Living**
Construct. Material: **Stone, Wood** Roof: **Metal, Other**
Shingles Replaced: Foundation: **Concrete** Prop Attached: **Detached**
Year/Desc/Source: **1987//Other** Apx Age: **31-50 Years**
Property Access: **Private Road** Rd Acc Fee:
Other Structures: Winterized: **Fully Winterized**
Garage & Parking: **Attached Garage//Private Drive Single Wide//Asphalt Driveway, Built-In Garage, Inside Entry**
Parking Spaces: **10** Driveway Spaces: **8.0** Garage Spaces: **2.0**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup**
Water Source: **Drilled Well** Water Tmnt: **UV System** Sewer: **Septic**
Lot Size Area/Units: **0.609/Acres** Acres Range: **0.50-1.99** Acres Rent:
Lot Front (Ft): **110.00** Lot Depth (Ft): Lot Shape: **Irregular**
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Access to Water, Ample Parking, Golf, Highway Access, Place of Worship, Public Parking, School Bus Route, Shopping Nearby, Skiing, Trails**
View: **Bay, Garden, River, Trees/Woods, Water** Retire Com:
Topography: **Flat, Level, Open space, Wooded/Treed** Fronting On: **East**
Restrictions: **None** Exposure: **West**

Interior

Interior Feat: **Auto Garage Door Remote(s), Ceiling Fans, Central Vacuum, Countertop Range, Oven Built-in, Skylight, Water Heater, Water Heater Owned, Water Treatment**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Basement Feat: **Walk-Out, Walk-Up**
Laundry Feat: **Main Level**
Cooling: **Central Air**
Heating: **Forced Air-Propane**
Fireplace: **2/Wood Stove** FP Stove Op: **Yes**
Under Contract: **Propane Tank** Contract Cost/Mo:
Inclusions: **Central Vac, Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 27 CON 4 MATCHEDASH PT 1 & 3, 51R10123 & PT 1 & 2, 51R15665; S/T R0980462, T/W RO1154493; SEVERN	
Zoning: SR1	Survey: Available/
Assess Val/Year: \$710,000/2016	Hold Over Days:
PIN: 586010148	Occupant Type: Owner
ROLL: 435105000412600	Deposit: 80000
Possession/Date: Flexible/	

Brokerage Information

List Date: **03/18/2024**
 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: 03/18/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by itsorealestate.ca. All rights reserved.

Listing ID: 40555849

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Mud Room	Lower	17' 10" X 10' 4"	5.44 X 3.15	Carpet
Desc: ENTRY FROM GARAGE				
Recreation Room	Lower	31' 8" X 24' 3"	9.65 X 7.39	Tile Floors, Walkout to Balcony/Deck
Desc: WALKOUT TO WATERFRONT AND YARD				
Eat-in Kitchen	Main	15' 6" X 10' 10"	4.72 X 3.30	Tile Floors
Living Room/Dining Room	Main	16' 0" X 35' 10"	4.88 X 10.92	Balcony/Deck, Fireplace, Hardwood floor, Open Concept, Skylight, Vaulted Ceiling, Wood-solid
Sunroom	Main	12' 0" X 12' 0"	3.66 X 3.66	Skylight, Walkout to Balcony/Deck
Bedroom	Main	15' 6" X 11' 3"	4.72 X 3.43	Hardwood floor
Desc: BESIDE LIVINGROOM				
Bedroom	Main	11' 3" X 5' 3"	3.43 X 1.60	Broadloom
Bedroom	Main	11' 4" X 15' 3"	3.45 X 4.65	Broadloom
Bathroom	Main	7' 6" X 7' 9"	2.29 X 2.36	3-Piece, Linen closet, Tile Floors
Bathroom	Second	12' 5" X 6' 8"	3.78 X 2.03	5+ Piece, Linen closet, Tile Floors
Bedroom	Second	12' 6" X 11' 1"	3.81 X 3.38	
Bedroom Primary	Second	16' 6" X 12' 7"	5.03 X 3.84	
Desc: WALL TO WALL CLOSETS				
Bathroom	Lower	6' 2" X 6' 10"	1.88 X 2.08	2-Piece
Bathroom	Main	5' 10" X 6' 4"	1.78 X 1.93	2-Piece

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.