Property Client Full

2 SUNSET Crescent, Severn, Ontario L0K 1E0

Listing

2 SUNSET Cres Severn
Active / Residential Freehold / Detached

MLS®#: S12468472
List Price: **$619,900**
New Listing

Simcoe/Severn/Coldwater

Tax Amt/Yr:	**$2,307.74/2025**	Transaction:	**Sale**
SPIS:	**No**	DOM	**0**
Legal Desc:	**PT SW1/2 LT 22 CON 12 MEDONTE PT 3, RD641; SEVERN Pin# 585920059**		
Style:	**Bungalow**	Rooms Rooms+:	**5+6**
Fractional Ownership:		BR BR+:	**5(4+1)**
Assignment:		Baths (F+H):	**2(1+1)**
Link:	**No**	SF Range:	**700-1100**
Storeys:	**1.0**	SF Source:	**Plans**
Lot Irreg:		Lot Acres:	**< 0.50**
Lot Front:	**79.90**	Fronting On:	**S**
Lot Depth:	**108.60**		
Lot Size Code:	**Feet**		
Zoning:	**R1**		
Dir/Cross St:	**Community Centre Dr, Coldwater Rd**		

PIN #:	**585920059**	ARN #:	**435103000131200**	Contact After Exp:	**No**
Holdover:	**90**				
Possession:	**TBA**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Alum Siding**	Utilities:	**Gas, Hydro, Sewers, Cable Available, Telephone**
Island YN:	**No**	Garage:	**No**		
Fam Rm:	**No**	Gar/Gar Spcs:	**None/0.0**	Water:	**Municipal**
Basement:	**Yes/Full, Partially Finished**	Drive Pk Spcs:	**3.00**	Water Meter:	
Fireplace/Stv:	**No**	Tot Pk Spcs:	**3.00**	Waterfront Feat:	
Interior Feat:	**In-Law Capability, Primary Bedroom - Main Floor, Sump Pump, Water Heater, Water Heater Owned**	Pool:	**None**	Waterfront Struc:	
		Room Size:		Well Capacity:	
		Rural Services:	**Street Lights, Cell Services, Recycling Pckup**	Well Depth:	
				Sewers:	**Municipal**
Parking Feat:	**Private Double**			Special Desig:	**Unknown**
Heat:	**Forced Air, Gas**	Security Feat:	**Carbon Monoxide Detectors**	Farm Features:	
A/C:	**Yes/Central Air**			Winterized:	**Fully**
Central Vac:	**No**				
Apx Age:	**31-50**				
Elevator:	**No/**				
Property Feat:	**Golf**				
Exterior Feat:	**Deck**				
Roof:	**Asphalt Shingle**				
Foundation:	**Block**				
Topography:	**Dry, Flat**				
Soil Type:					

Waterfront Y/N:	**No**	Waterfront: **None**	Waterfront Frontage (M):
Water Struct:		Easements/Restr:	
Under Contract:		Dev Charges Paid:	HST App To SP: **Included In**
Access To Property:	**Paved Road, Yr Rnd Municpal Rd**		
View:	**Park/Greenbelt**	Lot Shape: **Rectangular**	Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **This 4-bedroom, 2-bathroom bungalow offers 1,057 sq. ft. of comfortable living space, just minutes from downtown Coldwater. Conveniently located close to local stores, restaurants, and amenities, this home provides a great opportunity for families or anyone looking to enjoy small-town living with everyday convenience. The home features a main floor laundry room and a spacious wrap-around back deck, perfect for relaxing or entertaining.**

Inclusions: **Fridge, Stove, Washer, Dryer, Dishwasher,**

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

Prepared By: LAURA BILLINGS, REALTOR Salesperson **Date Prepared: 10/17/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	**Main**	**2.64 M X 5.44 M**	**8.66 Ft x 17.84 Ft**		
Living Room	**Main**	**3.34 M X 5.73 M**	**10.95 Ft x 18.79 Ft**		
Laundry	**Main**	**2.62 M X 2.02 M**	**8.59 Ft x 6.62 Ft**		
Bedroom	**Main**	**3.33 M X 2.74 M**	**10.92 Ft x 8.98 Ft**		
Bedroom	**Main**	**2.62 M X 3.29 M**	**8.59 Ft x 10.79 Ft**		
Primary Bedroom	**Main**	**3.59 M X 3.15 M**	**11.77 Ft x 10.33 Ft**		

Bedroom	**Basement**	**2.43 M X 3.78 M**	**7.97 Ft x 12.40 Ft**	
Recreation	**Basement**	**3.43 M X 8.55 M**	**11.25 Ft x 28.05 Ft**	
Utility Room	**Basement**	**3.11 M X 6.25 M**	**10.20 Ft x 20.50 Ft**	
Bathroom	**Main**			**4**
Bathroom	**Basement**			**2**

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