

\$799,000 - 60 Gray Street, Severn (coldwater)

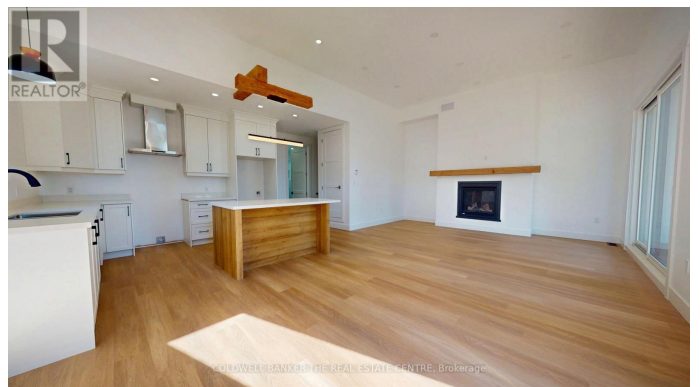
MLS® #S12379684

\$799,000

4 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

Coldwater, Severn (coldwater), Ontario

Here are 6 things you will love about this modern semi-detached duplex. 1. The Legal Apartment: This isn't just a home; it's 800 sq.ft. of powerful financial asset or a separate living space for family. The separate legal 1-bedroom apartment is complete with its own private entrance, separate hydro meter, full kitchen, laundry hookup, separate forced air furnace plus it has cozy in-floor heating throughout, and a walkout deck is perfect for generating rental income or for private multigenerational living. 2. A Stunning Open-Concept Entertainment Space: The 1,718 sq.ft. main residence is designed for modern living and has lots of wow factor. The second floor features a spectacular open-concept great room with soaring 12 ft. ceilings, and a cozy gas fireplace. Efficient forced-air heating and central A/C throughout plus additional in-floor heat on ground level ensure perfect comfort in every season, while the seamless walkout leads to your private covered balcony. 3. Worry-Free New Construction: Enjoy total peace of mind knowing this home is brand new and protected by a New Build Tarion Warranty and ICF separation between units. Everything is modern, efficient, and built to last, allowing you to simply move in and relax. 4. A Flexible & Functional Layout: The main home offers a versatile 3-bedroom, 2-full-bathroom layout perfect for families of any size. Everyday convenience is built right in including an attached single-car garage with handy inside



entry.5. An Unbeatable Walkable Location:
Situated just a short walk from the heart of Coldwater, you can easily leave the car at home. Stroll to downtown shops, nearby parks, and the local public school in minutes.6. Modern Style & Move-In Ready: With contemporary finishes and a thoughtful design, this home is the definition of move-in ready. There is nothing left to do but unpack and begin your next chapter. (id:6289)

Essential Information

Listing #	S12379684
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Multi-family

Community Information

Address	60 Gray Street
Subdivision	Coldwater
City	Severn (coldwater)
Province	Ontario
Postal Code	L0K1E0

Amenities

Amenities	Golf Nearby, Ski area, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Open space, Carpet Free
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Microwave
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes

# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Hardboard, Vinyl siding
Exterior Features	Landscaped
Lot Description	31.5 x 150 FT
Foundation	Poured Concrete

Listing Details

Listing Office	COLDWELL BANKER THE REAL ESTATE CENTRE
----------------	--



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 23rd, 2025 at 11:46pm PDT