



Price: \$574,000 Status: Sold Sale Price: \$485,000	MLS® #: 441802000402600
Address: 1008 STEPHENS BAY RD City: BRACEBRIDGE, P1L 1X1 Side of Road: East	
Elem Schl: BPS/OLEARY Sec. School: BMLSS/ST DOMS	
Lot Size: 291 X IRREG - 20.28 AC Square Footage: 2,300 Ttl Liv Sq Ft.: 2,300 S.R.A.: Open	District: BB Sub-Dist: MONCK Zoning: FARM
Possession: Closed: 06-SEP-2011	

MUSKOKA RIVER
Water Frontage: **291.00**

Public Info. You'll love the very nature of this 20-acre hobby farm just minutes from Bracebridge on the Muskoka River. Five Bedroom century farmhouse boasts, a large gourmet country kitchen with centre island design, open concept dining room and living room, with additional sitting area. This property has unlimited potential for horse lovers with it's 4 stall horse barn and two paddocks already in place. For the farmer, this property has been a popular spot, as it is well known for it's sweet corn, honey products and hay. Shop, with 500 amp service lends to any home based business. This spectacular rural setting is only enhanced by the 291 feet of waterfront and the endless desire for days of big lake boating. Additionally, there is always the potential for severance of estate waterfront homes. All this within minutes of Bracebridge is an opportunity that rarely comes along. This is truly a place to hang your heart!!! Licence of Occupancy is required for the waterfront.

Directions Wellington Street to Beaumont Drive to Stephens Bay Road to SOP.

Type: Single Family Style: 2 Storey Title to Land: Freehold Property Size: 10.0 - 49.99 Acres Land Features: Cleared, Landscaped, Stream/Pond, Waterfront Access: Year Round Municipal Road WF Features: Waterfront Road Between Accessory Buildings: Storage Building	Heating: Oil, Forced Air Garage Type: Detached Water: Well, Dug Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up Rental Equipm.: None Flooring: Carpet, Wood, Ceramic/Marble	Exterior: Brick Driveway: Gravel Foundation: Concrete, Block, Stone Int.Features: Woodstove(s), Airtight, Hardwood Flrs, Laund-Main Fl Ext. Features: Greenhouse Roof: Metal
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Inclusions
Exclusions

Bedrooms: 5 Bathrooms: 1 \ 1 Rental Income: POTENTIAL Year Built: 1900 Construction Status: Exists	Sign: Yes Lockbox: No Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: Yes Waterfront: Yes Gar.Details: Body of Water Type: RIVER
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	29 X 21	2ND FLOOR	MASTER BEDROOM	17 X 12
MAIN FLOOR	DINING ROOM	13 X 11	2ND FLOOR	BEDROOM	13 X 12
MAIN FLOOR	KITCHEN	17 X 15	2ND FLOOR	BEDROOM	13 X 9
MAIN FLOOR	LIVING ROOM	12 X 8	2ND FLOOR	BEDROOM	12 X 10
MAIN FLOOR	BEDROOM	12 X 11	MAIN FLOOR	BATH (# pieces 1-6)	2 PC

MAIN FLOOR	FOYER	16 X 10	2ND FLOOR	BATH (# pieces 1-6)	4 PC
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Full Assessed Value: \$260,000	Phased Assessment: 178750 (2011)
Taxes: \$2000 (2010)	Improvement Charges:

Condo Fee:	Mobile/Leased Land F:
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Listing Office: Re/Max North Country Realty Inc., Brokerage,	:
Bracebridge - M220	

Sale Price: \$485,000	Sold: 10-JUN-2011
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Compliments of: **JENNIFER STILSON, Broker: 705-645-5281**
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Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220, INDEPENDENTLY OWNED AND OPERATED: 705-645-8783**

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