



Price: <b>\$249,000</b> Status: <b>Sold</b>	MLS® #: <b>440201000505201</b>
Address: <b>470 THIRD ST</b> City: <b>GRAVENHURST, P1P 1M5</b> Side of Road:	
Elem Schl: <b>GPS</b> Sec. School: <b>GHS</b>	
Lot Size: <b>66 X 132</b> Square Footage: <b>1,275</b> Ttl Liv Sq Ft.: <b>1,275</b> S.R.A.: <b>N/A</b>	District: <b>GH</b> Sub-Dist: <b>GRAVE</b> Zoning: <b>RES</b>
Possession:	

**Public Info.** Immaculate 3 bedroom, 2 bathroom bungalow is ideal for the first time home buyer or the empty nester. Convenient main floor living, boasts large eat in kitchen with new ceramic flooring and counter top; separate dining room with patio doors to deck and, spacious living room complete with gas fireplace and cathedral ceiling. Large master bedroom features a recently renovated 4 piece ensuite and large walk in closet. Enjoy all that this lovely home has to offer within minutes to all amenities of Gravenhurst.

**Directions** Bethune Drive South to Phillip Street East to Third Street to SOP

Type: <b>Single Family</b> Style: <b>Bungalow</b> Title to Land: <b>Freehold</b> Property Size: <b>Under 0.5 Acres</b> Land Features: <b>Cleared, Level, Partial Landscaped</b> Access: <b>Year Round Municipal Road</b> WF Features: <b>None</b> Accessory Buildings:	Heating: <b>Natural Gas, Forced Air</b> Garage Type: <b>Attached, Double</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Services: <b>Electricity, Telephone, Cable, Natural gas, Garb Pick-Up</b> Rental Equipm.: <b>None</b> Flooring: <b>Carpet, Ceramic/Marble</b>	Exterior: <b>Alum/Vinyl</b> Driveway: <b>Double, Paved</b> Foundation: <b>Concrete, Block, Partial</b> Int.Features: <b>Air Exchanger, Ensuite, Dining Room, Fireplace-Gas, Laund-Main FI</b> Ext. Features: <b>Deck</b> Roof: <b>Asphalt Shingle</b>
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**Inclusions** Fridge, Stove, Washer and Dryer

**Exclusions**

Bedrooms: <b>3</b> Bathrooms: <b>2 \</b> Rental Income: Year Built: <b>2003</b> Construction Status: <b>Exists</b>	Sign: <b>Yes</b> Lockbox: <b>Yes</b> Road Type: <b>Municipal</b>	UFFI: <b>NO</b> SPIS: <b>Completed</b> Survey: <b>Yes</b>	Garage: <b>Yes</b> Gar.Details: <b>DOUBLE ATTACHED</b> Waterfront: <b>No</b> Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14 X 20	MAIN FLOOR	BEDROOM	14 X 10.6
MAIN FLOOR	DINING ROOM	11.6 X 11	MAIN FLOOR	FOYER	5 X 5
MAIN FLOOR	KITCHEN	11.9 X 13.6	MAIN FLOOR	LAUNDRY	5.9 X 3.6
MAIN FLOOR	MASTER BEDROOM	13 X 12	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BEDROOM	10 X 10.7	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Full Assessed Value: **\$218000**      Phased Assessment: **207000 (2011)**  
Taxes: **\$2500 (2010)**      Improvement Charges:

Condo Fee:      Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M220**



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**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.