



Price: \$189,900	MLS® #: 441801000808400
Status: Sold	
Sale Price: \$180,500	
Address: 130 ANNE ST	
City: BRACEBRIDGE, P1L 1W2	
Side of Road:	
Elem Schl: BRACEBRIDGE PUBLIC	
Sec. School: BMLSS/ST. DOM'S	
Lot Size: 60' X 264'	District: BB
Square Footage: 1,350	Sub-Dist: BRACE
Ttl Liv Sq Ft.:	Zoning: R1
S.R.A.: N/A	
Possession: T.B.A.	
Closed:	

Public Info. Adorable 2 + 1 bedroom home on large ravine lot. Eat in country kitchen leads to main floor livingroom. Fully finished basement lends itself nicely to a growing family with a rec room and third bedroom. Great starter home for the young family starting out or for empty nesters looking to downsize. Centrally located and within walking distance to amenities of Bracebridge.

Directions Manitoba Street to Ann Street to SOP.

Type: Single Family	Heating: Natural Gas	Exterior: Alum/Vinyl
Style: Bungalow	Garage Type:	Driveway: Gravel
Title to Land: Freehold	Water: Municipal	Foundation: Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features:
Land Features: Landscaped	Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up	Ext. Features:
Access: Year Round Municipal Road	Rental Equipm.: Water Heater	Roof: Asphalt Shingle
WF Features:	Flooring: Carpet, Cushion/Tile/Lino	
Accessory Buildings:		

Inclusions

Exclusions

Bedrooms: 2	Sign: Yes	UFFI: No	Garage:	Gar.Details:
Bathrooms: 1 \	Lockbox: Yes	SPIS: No	Waterfront: No	Body of Water Type:
Rental Income:	Road Type: Municipal	Survey:		
Year Built:				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12'8 X 14'8	BASEMENT	BEDROOM	7'2 X 13'5
MAIN FLOOR	KITCHEN	12'3 X 14'3	MAIN FLOOR	FOYER	5'5 X 5'5
MAIN FLOOR	MASTER BEDROOM	11'7 X 15'6	MAIN FLOOR	BATH (# pieces 1-6)	5' X 8'10
BASEMENT	REC ROOM	12'6 X 21'4	BASEMENT	UTILITY	13'3 X 16'6
MAIN FLOOR	BEDROOM	8' X 10'5			

Full Assessed Value: \$	Phased Assessment: 181000 (2012)
Taxes: \$2272 (2012)	Improvement Charges:

Condo Fee:	Mobile/Leased Land F:
------------	-----------------------

Listing Office: Re/Max North Country Realty Inc., Brokerage, Bracebridge : - M220
Sale Price: \$180,500 Sold: 19-OCT-2012



Compliments of: **JENNIFER STILSON, Broker: 705-645-5281**
 E-mail: jenny@jennyinmuskoka.com
 Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220, INDEPENDENTLY OWNED AND OPERATED: 705-645-5281**