



Price: \$349,000	MLS® #: 435105000235300
Status: Sold	
Sale Price: \$325,000	

Address: 2703 HORD WAY
City: SEVERN TOWNSHIP, L0K 2B0
Side of Road:

Elem Schl:
Sec. School:

Lot Size: 153 X 890	District: GH
Square Footage: 1,000	Sub-Dist: MORRI
Ttl Liv Sq Ft.: 1,000	Zoning:
S.R.A.: Close	

Possession:
Closed: 27-JUN-2012

SEVERN RIVER

Water Frontage: **153.00** Exposure: **Multi**

Public Info. Well cared for 2+1 bedroom cottage on Severn River. Enjoy your multi exposure view from the 31'x34' dock or the 43' x 11' deck. Dock boasts both deep water for boating and swimming in addition to a shallow area for the toddlers. Cottage although currently being used as a three season cottage, can be a year round Muskoka destination. Large living room with freestanding airtight wood stove and sliding glass doors to deck. Master bedroom has lake view again, with sliding doors to the deck. Excellent family spot to start growing those summer memories!!!

Directions From Hwy 11 S. to Canning Road to Peninsula Point Road, Right on to South Sparrow Lake Road, Left on to Orimat, Left on Hord Way to SOP. From Hwy 11 N, South Sparrow Lake Road, Left on to Orimat, Left on Hord Way to SOP.

Type: Cottage/Rec Properties	Heating: Oil, Wood, Forced Air	Exterior: Alum/Vinyl
Style: Bungalow	Garage Type: Detached, Single	Driveway: Gravel
Title to Land: Freehold	Water: Lake	Foundation: Piers
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Int.Features: Woodstove(s)
Land Features: Cleared, Wooded/Treed, Water Access	Services: Electricity, Telephone	Ext. Features: Deck, Dock
Access: Seasonal Private Road	Rental Equipm.: None	Roof: Asphalt Shingle
WF Features: Water Frontage	Flooring: Cushion/Tile/Lino, Wood	
Accessory Buildings: Storage Building		

Inclusions All furnishings
Exclusions Personal items and pictures

Bedrooms: 2+1	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details: SINGLE DETACHED
Bathrooms: 1 \	Lockbox: Yes	SPIS: Yes	Waterfront: Yes	Body of Water Type: RIVER
Rental Income: POTENTIAL	Road Type: Private	Survey: Yes		
Year Built: 1935				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13'10 X 21'4	MAIN FLOOR	BEDROOM	8'11 X 9'6
MAIN FLOOR	KITCHEN	10'9 X 9'5	MAIN FLOOR	DEN/OFFICE	10'1 X 9'5
MAIN FLOOR	MASTER BEDROOM	8'11 X 9' 6	MAIN FLOOR	UTILITY	7'6 X 6'9

Full Assessed Value: \$275,000	Phased Assessment: 275000 (2012)
Taxes: \$2200 (2011)	Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge : - M220**
 Sale Price: **\$325,000** Sold: **05-JUN-2012**