



Price: <b>\$214,000</b>	MLS® #: <b>52080000432300</b>
Status: <b>Active</b>	
Address: <b>8495 HIGHWAY 535 N</b>	
City: <b>MARKSTAY, P0M 2G0</b>	
Side of Road:	
Elem Schl:	
Sec. School:	
Lot Size: <b>2.35 ACRES</b>	District: <b>OB</b>
Square Footage: <b>2,000</b>	Sub-Dist: <b>OUTBO</b>
Ttl Liv Sq Ft.: <b>2,000</b>	Zoning: <b>RES</b>
S.R.A.: <b>N/A</b>	
Possession:	

**Public Info.** Ideal 3 bedroom/2 bath family home on 2.26 acres. This home has been lovingly renovated over the past two years with numerous upgrades such as new pine flooring in Kitchen and Bedrooms, new windows, new sliding glass doors in both Kitchen and Dining Room, new Kitchen counter tops, not to mention oil tank TSSA approved and Wood Burning Insert has been WETT certified. Both main Bathroom and Master Ensuite have been redone with new vanities, fixtures and ceramic flooring. All principal rooms have been freshly painted. All the work has been done. Just move in and enjoy!!!

**Directions** Hwy. 17 to Hwy. 535N

Type: <b>Single Family</b>	Heating: <b>Oil, Wood</b>	Exterior: <b>Alum/Vinyl, Brick</b>
Style: <b>Bung - Raised</b>	Garage Type: <b>Attached, Double</b>	Driveway: <b>Double, Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Well</b>	Foundation: <b>Concrete, Unfinished, Crawl</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Septic</b>	Int.Features: <b>Fireplace(s), Ensuite, Airtight, Hardwood Flrs, Laund-Main FI</b>
Land Features: <b>Cleared, Level, Partial Landscaped, Wooded/Treed</b>	Services: <b>Electricity, Telephone, Garb Pick-Up</b>	Ext. Features: <b>Deck, Satellite Dish</b>
Access: <b>Year Round Municipal Road</b>	Rental Equipm.: <b>None</b>	Roof: <b>Metal</b>
WF Features: <b>None</b>	Flooring: <b>Wood, Ceramic/Marble, Laminate</b>	
Accessory Buildings: <b>Storage Building</b>		

**Inclusions** Inglis Washer & Dryer, Frigidaire Stove, Frigidaire Dishwasher (Built In) Frigidaire Refrigerator, Woods Upright Freezer, Outdoor Play Equipment, all light fixtures and window coverings

**Exclusions**

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage: <b>Yes</b>	Gar.Details: <b>DOUBLE ATTACHED</b>
Bathrooms: <b>1 \ 1</b>	Lockbox: <b>Yes</b>	SPIS: <b>Yes</b>	Waterfront: <b>No</b>	Body of Water Type:
Rental Income: <b>POTENTIAL</b>	Road Type: <b>Municipal</b>	Survey: <b>No</b>		
Year Built:				
Construction Status: <b>Exists</b>				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	21' X 13'7	MAIN FLOOR	BEDROOM	11' X 11'2
MAIN FLOOR	DINING ROOM	11' X 10'	MAIN FLOOR	FOYER	5' X 9'
MAIN FLOOR	KITCHEN	11' X 13'2	MAIN FLOOR	LIVING ROOM	6'7 X 13'2
MAIN FLOOR	DINING NOOK	13' X 13'2	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	MASTER BEDROOM	14'5 X 12'	MAIN FLOOR	BATH (# pieces 1-6)	3 PC ENSUITE
MAIN FLOOR	BEDROOM	11'2 X 11'2			

Full Assessed Value: \$ **127000 (2012)**      Phased Assessment: **127000 (2012)**  
 Taxes: **\$2160 (2012)**      Improvement Charges:

Condo Fee:      Mobile/Leased Land F:

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