



Price: \$234,900	MLS® # / PIN: 481770140
Status: Active	
Address: 1018 BRYDONS BAY RD	
City: GRAVENHURST, P1P 1R1	
Side of Road:	
Elem Schl: GPS	
Sec. School: GHS	
Lot Size: 100 X 2.57 ACRES	Major Area: MH
Source: MPAC	District: GH
Square Footage: 2,500	Sub-Dist: MUSKO
Ttl Liv Sq Ft.: 2,500	Zoning: RES
S.R.A.: N/A	
Possession:	

Public Info. Large in town home on 2.5 acres. This 6+bedroom/3 bathroom house is ideal for the growing or combined family. Open concept main floor living. On town water and sewer. A very short walk to the beach.

Directions Muskoka Beach Road to Brydons Bay Road to SOP

Type: Single Family	Heating/Mechanical: Electric	Exterior: Alum/Vinyl
Style: 2 Storey	Garage Type:	Driveway: Double, Gravel
Title to Land: Freehold	Water: Municipal	Found/Basement: Concrete, Slab
Property Size: 1.0 -2.99 Acres	Sewer: Municipal	Int.Features: Famm-Main Fl, Laund-Main Fl
Land Features: Landscaped, Level	Services: Electricity, Telephone, Garb Pick-Up	Ext. Features: Privacy
Access: Year Round Municipal Road	Rental Equipm.: Water Heater	Roof: Asphalt Shingle
WF Features: None	Leased Equip:	
Shoreline:	Flooring: Carpet, Vinyl	
Accessory Buildings: Storage Building		

Easements:

Inclusions Refrigerator, Stove
Exclusions WASHER & DRYER, KITCHEN TAP (TO BE REPLACED)

Bedrooms: 6	Sign: Yes	Garage: Yes	Gar.Details:
Bathrooms: 1 \ 2	Lockbox: Yes	Waterfront: No	Body of Water Type:
Rental Income: YES	SPIS: No		
Year Built:	Road Type: Municipal	Survey: No	
Construction Status: Exists			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	24' X 30'	2ND FLOOR	BEDROOM	17'9 X 12'3
MAIN FLOOR	KITCHEN	10' X 10'	2ND FLOOR	BEDROOM	16'3 X 9' 6
MAIN FLOOR	BEDROOM	8' X 9'5	2ND FLOOR	FAMILY ROOM	12' X 22'
MAIN FLOOR	BEDROOM	16' X 9'6	2ND FLOOR	DEN/OFFICE	17'9 X 12'3
MAIN FLOOR	BEDROOM	17'5 X 13'2	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BEDROOM	11'3 X 10'2	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	DEN/OFFICE	8' X 9'6	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Full Assessed Value: \$
 Taxes: **\$2000 (2013)**

Phased Assessment: **240250 (2013)**
 Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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