



Muskoka Haliburton Orillia - The Lakelands Association of REALTORS®

Price: <b>\$349,000</b>	MLS® # / PIN: <b>481160075</b>
Status: <b>Active</b>	
Address: <b>10 SADLER DR</b>	
City: <b>BRACEBRIDGE, P1L 1K4</b>	
Side of Road: <b>East</b>	
Elem Schl: <b>MACAULAY</b>	
Sec. School: <b>BMLSS/ST DOMS</b>	
Lot Size: <b>69 X 130</b>	Major Area: <b>MH</b>
Source: <b>MPAC</b>	District: <b>BB</b>
Square Footage: <b>1,520</b>	Sub-Dist: <b>MACAU</b>
Ttl Liv Sq Ft.: <b>2,880</b>	Zoning: <b>RES</b>
S.R.A.: <b>N/A</b>	
Possession:	

**Public Info.** Enjoy all this 3+2 bedroom, 3-bath family home has to offer in one of Bracebridge's most sought after neighbourhoods. The large bright welcoming foyer gives the feeling of space which continues throughout the house with vaulted ceilings in all main floor principal rooms. Wonderful eat in country kitchen with centre island breakfast bar and French doors to back deck and private back yard. Oversized living room can be used as a living/dining room combo or as in its present use living room/office. Spacious master bed is secluded from rest of the house and is complete with en suite. Fully finished lower level has walk out from rec room to park like backyard. Lower level also consists of two more bedrooms, laundry room and ample storage areas. This beautiful home has so much to offer with its ravine lot, proximity to greenbelt with path to riverfront not to mention the prime residential area.

**Directions** Taylor Road to Front Street to Woodward to Maple to Sadler to SOP

Type: <b>Single Family</b>	Heating/Mechanical: <b>Natural Gas, Forced Air</b>	Exterior: <b>Alum/Vinyl, Brick</b>
Style: <b>Bungalow - Ranch</b>	Garage Type: <b>Attached, Inside Entry</b>	Driveway: <b>Double, Paved</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Found/Basement: <b>Concrete, Block, Fully Finished, Walkout</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Int.Features: <b>Central Air, Air Exchanger, Ensuite, Hardwood Flrs, Recroom</b>
Land Features: <b>Landscaped, Easements, Ravine</b>	Services: <b>Electricity, Telephone, Cable, Natural gas, Garb Pick-Up, Street Lights</b>	Ext. Features: <b>Deck, Privacy</b>
Access: <b>Year Round Municipal Road</b>	Rental Equipm.: <b>Hot Water Tank</b>	Roof: <b>Asphalt Shingle</b>
WF Features: <b>None</b>	Leased Equip: <b></b>	
Shoreline: <b></b>	Flooring: <b>Wood, Vinyl, Laminate</b>	
Accessory Buildings: <b></b>		

Easements: **Easement**

**Inclusions** Dishwasher, Refrigerator, Stove, Washer, Dryer, Satellite Dish, Garage Door Opener(s) ; Kitchen Breakfast Bar Chairs

**Exclusions** Freezer

Bedrooms: <b>3+2</b>	Sign: <b>Yes</b>	Garage: <b>Yes</b> Gar.Details: <b>SINGLE ATTACHED</b>
Bathrooms: <b>3 \</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: <b>2002</b>		
Construction Status: <b>Exists</b>		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12'4 X 23'	LOWER LEVEL	FAMILY ROOM	36' X 13'
MAIN FLOOR	DINING ROOM	COMBO	LOWER LEVEL	BEDROOM	13'1 X 14'3
MAIN FLOOR	KITCHEN	14'3 X 24'	LOWER LEVEL	BEDROOM	16'5 X 14'3
MAIN FLOOR	MASTER BEDROOM	14' X 14'	LOWER LEVEL	LAUNDRY	26 X 10
MAIN FLOOR	BEDROOM	14' X 10	LOWER LEVEL	STORAGE	7.5 X 15
MAIN FLOOR	BEDROOM	11'6 X 10	MAIN FLOOR	BATH (# pieces 1-6)	2 - 4 PC
MAIN FLOOR	FOYER	8 X 15	LOWER LEVEL	BATH (# pieces 1-6)	1 - 4 PC

Full Assessed Value: **\$301,000** Phased Assessment: **301000 (2013)**  
 Taxes: **\$3798 (2012)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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