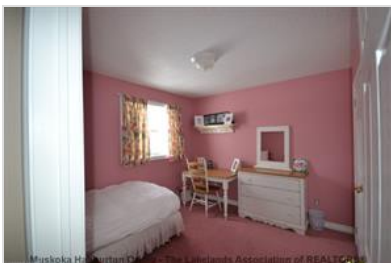
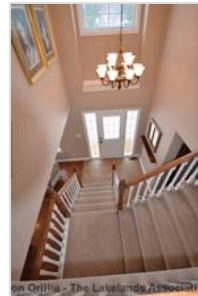


# Cross Property Client Photos

**227 SANTA'S VILLAGE ROAD** Bracebridge, P1L 1W8

**MLS® #:**  
**LA481680043 Active**





All data is subject to Errors, Omissions or Revisions and is not warranted. 04/30/2018 04:45:40 PM



# Cross Property Client Full

**227 SANTA'S VILLAGE ROAD**  
**Bracebridge, ON P1L 1W8**  
**District of Muskoka/Bracebridge/Monck**

**Residential/Single Family/For Sale**  
**Active**

**Price: \$650,000**



**HUGE PRICE REDUCTION**

MLS®#: **LA481680043**  
 List Date: **30-Nov-2017**  
 Bedrooms (AG/BG): **4 (4/)**  
 Bathrooms (F/H): **3 (2/1)**  
 Type: **Detached**  
 Style: **2 Storey**  
 Sqft Above Grade: **2,600**  
 Sq Ft Finished: **3,600**  
 Sq Ft Source:  
 Sqft Below Grade:  
 Sq Ft. Unfinished:  
 New Construction:  
 # Rooms: **17**  
 Title/Ownership: **Freehold**  
 Recreational:  
 Year Built/Desc: **2004/**  
 Fronting On: **North**  
 Lot Depth: **289.00**  
 Lot Front: **100.00**  
 Lot Size/Acres: **Less Than 1 Acre (c)/**  
 Road Access Fee:  
 Access: **Municipal road, Year Round**  
 Garage Spaces/Type: **2.0/Attached**  
 Driveway Spaces/Type: **/Private Double Wide/Interlock**  
 Waterfront: **Yes** WF Exposure: **South**  
 WF Type/Name: **River/MUSKOKA**  
 Shore Rd Allowance: WF Frontage Ft: **100**  
 WF Features: **Dock, WF-Travelled Road Between**  
 Shore Line: **Deep**

Public Remarks: **Lovely four bedroom/three bath executive, waterfront home is located just minutes from Bracebridge town center. This Evanco custom built home is situated on a level, fully landscaped lot with interlocking brick driveway and walkways. Main floor boasts formal living room, dining room, large great room with center island plan, family room and breakfast nook with walk out to extensive decking. Second floor has spacious master suite with walk in closet and four piece ensuite. Three additional bedrooms and full four piece bath complete the second level. Lower level has been finished with games room, rec room and potential for a fifth bedroom should the need arise. The waterfront has been professionally developed with a Fitzmaurice Brothers constructed dock and stair case. This is an opportunity to boat to the 'Big 3' without the taxes. Location is key as to why this is one of Bracebridge's most sought after locations.**

Directions: **Wellington Road to Santa's Village Rd to SOP**

### Interior Features

Interior Features: **Central Vacuum, Fireplace(s), Main Floor Laundry**  
 Floorings: **Carpet , Ceramic, Laminate, Wood**  
 Basement: **Full/Fully Finished/** Fireplace:  
 Heat Primary/Sec: **Propane, Energy Efficient, Forced Air/**  
 HVAC: **Air Exchanger, Central Air** Foundation: **Block, Concrete**  
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

### Exterior Features

Lot Shape: Lot Irregularities: **100 X 289 X 60 X 309** FH Common Fee:  
 Exterior Finish: **Hardboard, Stone**  
 Restrictions: **Flood Plain**  
 Services: **Cell Service, Electricity, Internet High-Speed, Natural Gas**  
 Topography: **Level** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Replaced:  
 Water/Supply Type: **Municipal/** Sewage: **Septic**  
 Exterior Features: **Deck(s), Landscaped, Lawn Sprinkler System**  
 Site Influences: **Landscaped**  
 Schools: **MONCK/MMO /Secondary-BMLSS/ST DOMS**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Microwave, Refrigerator, Stove, Garage Door Opener, Satellite Dish**  
 Exclusions: **Washer & Dryer, All Window Coverings**

### Tax Information

Roll#: **441803000303008** Local Improve Fee/Comments /  
 Pin#: **481680043** Zoning: **RES** Taxes/Year: **\$4,663/2017**  
 Assessment \$/Year: **\$440,000** Survey/Year: **Yes** Survey Type:  
 Legal Description: **CON 1 PT LOT 5 RP34R19890, TOWN OF BRACEBRIDGE, DISTRICT OF MUSKOKA**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Living Room</b>	M	<b>13'0"x16'0"</b>	
<b>Dining Room</b>	M	<b>12'0"x11'7"</b>	
<b>Kitchen</b>	M	<b>11'9"x11'10"</b>	
<b>Dining Nook</b>	M	<b>8'6"x8'0"</b>	
<b>Family Room</b>	M	<b>14'6"x16'2"</b>	
<b>Den</b>	M	<b>8'6"x6'0"</b>	
<b>Mud Room</b>	M	<b>11'6"x3'6"</b>	
<b>Foyer</b>	M	<b>8'8"x7'8"</b>	
<b>Laundry Room</b>	M	<b>5'10"x9'7"</b>	
<b>Master Bedroom</b>	2	<b>16'6"x12'8"</b>	
<b>Bedroom</b>	2	<b>11'7"x14'6"</b>	
<b>Bedroom</b>	2	<b>10'4"x11'0"</b>	
<b>Bedroom</b>	2	<b>9'10"x11'6"</b>	
<b>Games Room</b>	L	<b>17'7"x16'0"</b>	
<b>Bathroom</b>	M		<b>2-Piece</b>
<b>Bathroom</b>	2		<b>4-Piece</b>
<b>Bathroom</b>	2		<b>4-Piece</b>

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220  
 Client Full Report

Date Printed: 04/30/2018

Prepared By: JENNIFER STILSON, Broker

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220

All data is subject to Errors, Omissions or Revisions and is not warranted. 04/30/2018 04:45:40 PM