



Price: \$19,900	MLS® #: 1545883
Status: Active	
Address: 1005 STEPHENS BAY RD	
City: BRACEBRIDGE, P1L 1T5	
Side of Road:	
Elem Schl:	
Sec. School:	
Lot Dimension/Acreage: IRREG	Major Area: MH
Zoning Source: Other	District: BB
SQ.FT. above: 400	Sub-Dist: BRACE
Total SqFt Finished: 400	Zoning: REC
Shore Road Allowance (SRA):	
Road Access: Yes	
Possession: TBA	

Exposure: **North**

Public Info. Vacation time in Muskoka does not have to be as expensive as you think. With a little give and take this mobile unit is definitely an affordable, viable solution. Muskoka Ridge Trailer Park Mobile unit with Muskoka room attached. Some of the key features are full slab foundation; stackable washer & dryer; full bathroom including a full tub!! Enjoy all this family campground and trailer park in the heart of Muskoka has to offer. Only 5 minutes from beaches and minutes drive away to downtown Bracebridge. Relax and swim in the pool or take the kids to the playground where they can play volleyball, basketball, table tennis or horseshoes.

Directions Beaumont Drive to Stephens Bay Road to Muskoka Ridge Trailer Park

Type: Mobile/Modular	Heating/Mechanical: Central Air, Ductless Air Conditioner, Electric	Exterior: None
Style: Mobile	Garage Type: None	Driveway: None
Title to Land: Leasehold	Water: Community	Foundation: Slab
Property Size: Under 0.5 Acres	Sewer: Other	Basement: None
Land Features: Cleared, Level	Utilities/Services: Electricity, Garbage Pickup	Interior Features: None
Access: Year Round Municipal Road	Rental Equipm.: None	Ext. Features: Balcony/Deck/Patio
Accessory Buildings: Storage Building	Lease-To-Own Equip: None	Roof: Asphalt Shingle
		Flooring: Cushion/Vinyl/Lino, Laminate

Easements/Restrictions:

Inclusions Dryer, Refrigerator, Stove, Washer
Exclusions Personal Items

Bedrooms: 1	Sign: No	Garage: No
Bathrooms: 1 \ 1	SPIS: No	Waterfront: No
Rental Income: POTENTIAL	Road Type: Survey: No	
Yr.Built:	CSA/ABS#: 0 Serial #: 0	
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIV/DIN COMBINATION		MAIN FLOOR	SUNROOM	
MAIN FLOOR	BEDROOM		MAIN FLOOR	BATH (# pieces 1-6)	

Full Assessed Value: **\$0** Phased Assessment: **0 (2015)**
 Taxes: **\$0 (2015)** Improvement / Capital Chgs:

Mobile/Leased Land Fee: **3000**

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