



Price: <b>\$209,000</b> Status: <b>Sold</b>	MLS® #: <b>441803000202100</b>
Address: <b>35 EWING ST</b> City: <b>BRACEBRIDGE, P1L 1C6</b> Side of Road: <b>East</b>	
Elem Schl: <b>MONCK/MMO</b> Sec. School: <b>BMLSS/ST DOMS</b>	
Lot Size: <b>65 X 165</b> Square Footage: <b>1,117</b> Ttl Liv Sq Ft.: S.R.A.: <b>N/A</b>	District: <b>BB</b> Sub-Dist: <b>MONCK</b> Zoning: <b>RES</b>
Possession:	

**Public Info.** Centrally located, this 2+1 bedroom home is ideal for the first time homebuyer. Extensive upgrades have been done so this home is in absolute move in condition. New siding (2007), Roof re-shingled (2006), Eavestrough/soffit/facia (2007), New ceramic (2009), Windows and Exterior Doors replaced and upgraded. This is just the start of the many upgrades to this turn key home. Truly a must see!

Type: <b>Single Family</b> Style: <b>1.5 Storey</b> Title to Land: <b>Freehold</b> Property Size: <b>Under 0.5 Acres</b> Land Features: <b>Cleared, Landscaped, Level</b> Access: <b>Year Round Municipal Road</b> WF Features: <b>None</b> Accessory Buildings: <b>Storage Building</b>	Heating: <b>Natural Gas, Forced Air</b> Garage Type: <b>Detached, Single</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Services: <b>Electricity, Telephone, Natural gas, Garb Pick-Up, Street Lights</b> Rental Equipm.: <b>Hot Water Tank</b> Flooring: <b>Carpet, Cushion/Tile/Lino, Ceramic/Marble</b>	Exterior: <b>Alum/Vinyl</b> Driveway: <b>Gravel</b> Foundation: <b>Concrete, Partially Finished, Full Famm-Main Fl, Laundry</b> Int.Features: <b>Famm-Main Fl, Laundry</b> Ext. Features: <b>Deck</b> Roof: <b>Asphalt Shingle</b>
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**Inclusions** Washer, dryer  
**Exclusions**


Bedrooms: <b>2+1</b> Bathrooms: <b>1 \</b> Rental Income: <b>YES</b> Year Built: Construction Status: <b>Exists</b>	Sign: <b>Yes</b> Lockbox: <b>No</b> Road Type: <b>Municipal</b>	UFFI: <b>NO</b> SPIS: <b>Completed</b> Survey: <b>No</b>	Garage: <b>Yes</b> Gar.Details: <b>SINGLE DETACHED</b> Waterfront: <b>No</b> Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13'6 X 19	BASEMENT	LAUNDRY	6X10
MAIN FLOOR	KITCHEN	13'6 X 14	BASEMENT	STORAGE	7X6
MAIN FLOOR	MASTER BEDROOM	13'6X9'6	BASEMENT	UTILITY	7X6
2ND FLOOR	BEDROOM	10 X10	BASEMENT	OTHER	8X10 WORKROOM
2ND FLOOR	BEDROOM	8'6X11	MAIN FLOOR	OTHER	5X9 MUDROOM
BASEMENT	DEN/OFFICE	10X12'6	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Assessment: **\$136,000** Taxes: **\$1989 (2008)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge : -M57**



Compliments of: **JENNIFER STILSON, Sales Person: 705-645-5281**  
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Company Name: **RE/MAX LAKE COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M57, INDEPENDENTLY OWNED AND OPERATED: 705-645-5281**

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