



Price:	<b>\$525,000</b>	MLS® #: <b>481910116</b>
Status:	<b>Active</b>	
Address:	<b>491 BAY ST</b>	
City:	<b>GRAVENHURST, P1P 1H8</b>	
Side of Road:	<b>South</b>	
Elem Schl:	<b>GPS</b>	
Sec. School:	<b>GHS</b>	
Lot Dimension/Acreage:	<b>66 X 264</b>	Major Area: <b>MH</b>
Zoning Source:	<b>GeoWarehouse</b>	District: <b>GH</b>
SQ.FT. above:	<b>2,712</b>	Sub-Dist: <b>GRAVE</b>
Total SqFt Finished:	<b>2,712</b>	Zoning: <b>RES</b>
Shore Road Allowance (SRA):		
Road Access:	<b>Yes</b>	
Possession:	<b>TBA</b>	

Exposure: **North**

**Public Info.** A rare opportunity to own one of Gravenhurst's finest historic family homes. This exquisite 5 bdrm, 4 bthrm home exudes grace and charm from the moment you enter. This home, built in 1928 has been lovingly cared for and restored over time with some of the highlights being, 9' Ceilings; gleaming original Hardwood Flooring; African Gumwood Baseboards and Crown Moulding. Main floor boasts a large Living room filled with natural light, double sided wood burning fireplace that is shared with the extremely inviting Sun Room. Custom eat-in Country Kitchen has mirrored back splash, Corian Counters, Center Island and recessed bank seating that has radiant in floor heat. Just off the kitchen is the formal Dining Room that will meet all of your entertaining needs. The second level consist of 3 bdrms and 2 bthrms, one of which is the master suite complete with five piece ensuite again, with radiant in floor heating. The third storey has 2 more bdrms and an additional 4 piece bathroom.

**Directions** Corner of Bay Street & Wanda Miller Drive

Type:	<b>Single Family</b>	Heating/Mechanical:	<b>Fireplace - Wood, Hot Water, Radiator</b>	Exterior:	<b>Vinyl</b>
Style:	<b>3 Storey</b>	Garage Type:	<b>None</b>	Driveway:	<b>Double, Paved</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Foundation:	<b>Concrete</b>
Property Size:	<b>Under 0.5 Acres</b>	Sewer:	<b>Municipal</b>	Basement:	<b>Full, Partially Finished</b>
Land Features:	<b>Corner Location, Landscaped, Level, Partially Fenced</b>	Utilities/Services:	<b>Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed</b>	Interior Features:	<b>B&amp;B Potential, Central Vac, Ensuite, Fireplace(s), Jet Bath, Upgraded Insulation</b>
Access:	<b>Year Round Municipal Road</b>	Rental Equipm.:	<b>None</b>	Ext. Features:	<b>Built-In BBQ, Patio, Sprinkler System</b>
Accessory Buildings:	<b>None</b>	Lease-To-Own Equip:	<b>None</b>	Roof:	<b>Asphalt Shingle</b>
				Flooring:	<b>Carpet, Ceramic Tile, Wood</b>

Accessibility Features: **Doors Swing In**  
 Easements/Restrictions: **None**

**Inclusions** Central Vacuum, Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer, Window Coverings ; BBQ, Green Egg Smoker  
**Exclusions** N/A

Bedrooms:	<b>5</b>	Sign:	<b>Yes</b>	Garage:	<b>No</b>
Bathrooms:	<b>4 \</b>	SPIS:	<b>No</b>	Waterfront:	<b>No</b>
Rental Income:	<b>POTENTIAL</b>	Road Type:	<b>Survey: No</b>		
Yr.Built:	<b>1928</b>				
Construction Status:	<b>Exists</b>				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14 X 27	2ND FLOOR	BEDROOM	14 X 11
MAIN FLOOR	DINING ROOM	13.6 X 14	3RD FLOOR	BEDROOM	14 X 14.3
MAIN FLOOR	KITCHEN	12.6 X 11	3RD FLOOR	BEDROOM	14 X 14.3
MAIN FLOOR	DEN/OFFICE	9.6 X 9	2ND FLOOR	ENSUITE (2 to 6 pcs)	5 PC
MAIN FLOOR	SUNROOM	9.6 X 16	2ND FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	FOYER	7 X 10	3RD FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	MASTER BEDROOM	14 X 17	LOWER LEVEL	BATH (# pieces 1-6)	3 PC
2ND FLOOR	BEDROOM	14 X 11.10			

Full Assessed Value: **\$375000**      Phased Assessment: **375000 (2016)**  
 Taxes: **\$4520 (2015)**      Improvement / Capital Chgs: