



Price: \$379,000 Status: Active	MLS® #: 441803000700526
Address: 80 LANKIN AVE City: BRACEBRIDGE, P1L 2H1 Side of Road: West	
Elem Schl: MONCK/MMO Sec. School: BMLSS/ST DOM	
Lot Size: 80X155X125X204 Square Footage: 1,740 Ttl Liv Sq Ft.: 3,400 S.R.A.: N/A	District: BB Sub-Dist: MONCK Zoning: RES
Possession:	

Public Info. Enjoy the stunning view over the Muskoka Highlands Gold Course in this well appointed 8 year old bungalow, tucked away at the end of a quiet cul-de-sac. This open concept home boasts a master suite plus two more bedrooms on the main floor. The walk out basement includes two more bedrooms, family room, workshop, laundry and third full bath. Full town services and more. This is definitely a must see property!!!

Type: Single Family Style: Bungalow Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Landscaped, Golf Course Access: Year Round Municipal Road WF Features: None Accessory Buildings:	Heating: Natural Gas, Forced Air Garage Type: Attached, Double Water: Municipal Sewer: Municipal Services: Telephone, Cable, Natural gas, Garb Pick-Up Rental Equipm.: None Flooring: Carpet, Wood, Ceramic/Marble	Exterior: Wood, Cedar Driveway: Double, Paved Foundation: Block, Partially Finished, Full Int.Features: Central Vacuum, Fireplace(s), Airtight Ext. Features: Deck Roof: Asphalt Shingle
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Inclusions Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Opener(2 remotes), central vac and all attachments, all light fixtures, all window coverings, all bathroom shelving and mirrors

Exclusions Outdoor play equipment

Bedrooms: 3+2 Bathrooms: 3 \ Rental Income: NO Year Built: 2001 Construction Status: Exists	Sign: Yes UFFI: NO Lockbox: Yes SPIS: Completed Road Type: Municipal Survey: Yes	Garage: Yes Gar.Details: DOUBLE ATTACHED Waterfront: No Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	21'9"X16"	LOWER LEVEL	BEDROOM	12'10"X12'9"
MAIN FLOOR	DINING ROOM	COMBO	LOWER LEVEL	LAUNDRY	11'5"X9'10"
MAIN FLOOR	KITCHEN	11' X 28"	LOWER LEVEL	STORAGE	20'8"X18'11"
MAIN FLOOR	MASTER BEDROOM	15'X13'6"	LOWER LEVEL	BEDROOM	12'5"X10'4"
MAIN FLOOR	BEDROOM	11'X13'6"	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	4 PIECE
MAIN FLOOR	BEDROOM	12'X13'6"	MAIN FLOOR	BATH (# pieces 1-6)	4 PIECE
LOWER LEVEL	FAMILY ROOM	22'3"X28"	LOWER LEVEL	BATH (# pieces 1-6)	3 PIECE

Assessment: **\$364750** Taxes: **\$5022 (2008)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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

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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**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.

MLS® # 441803000700526
BRACEBRIDGE 80 LANKIN AVE



Cozy family room fireplace



Custom kitchen



Dining area



Cul De Sac Privacy



Master Bedroom



Ensuite



Back deck and walk out



Enjoy the sunset from deck



Muskoka Highlands



Enjoy your view - 7th Hole

