



Price: \$389,000	MLS® #: 481710580
Status: Active	
Address: 96 BEAUMONT DR # 2	
City: BRACEBRIDGE, P1L 1X2	
Side of Road: North	
Elem Schl: BPS/MMO	
Sec. School: BMLSS/ST.DOMS	
Lot Dimension/Acreage: 23 X 207	Major Area: MH
Zoning Source: Other	District: BB
SQ.FT. above: 1,456	Sub-Dist: BRACE
Total SqFt Finished: 1,456	Zoning: RES
Shore Road Allowance (SRA): Owned	
Road Access: Yes	
Possession: TBA	

MUSKOKA RIVER
Water Frontage: **23.00** Exposure: **North**

Public Info. Executive in town waterfront townhouse on Muskoka River. This well appointed home exudes charm from the moment you enter. All principal rooms have a view of the water with the Living Room having access to a screened in Muskoka Room and patio which leads to your own private waterfront. Custom kitchen has ample cupboards (soft close), prep space, granite counter tops, glass tile backsplash, ceramic tile floor and breakfast bar. Adjoining the kitchen is the dining area for ease of entertaining and again, both have lovely a view of the water. Second level has master suite with fireplace, private balcony, walk in closet and 5 piece ensuite. The second bedroom also has balcony access, walk in closet and en suite. After a day of boating on the Muskoka River and the `Big 3 Lakes` dock your boat at your own private docking area. Lot is very level and has been fully landscaped. Enjoy living the good life in Muskoka in this now well established 5 unit townhouse complex.

Directions Wellington Street to Beaumont Drive to SOP

Type: Single Family	Heating/Mechanical: Central Air, Energy Efficient, Fireplace - Gas, Forced Air, Natural Gas	Exterior: Stone, Other
Style: 2 Storey, Townhouse	Garage Type: None	Driveway: Paved, Single
Title to Land: Freehold	Water: Municipal	Foundation: Block, Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Basement: Crawl
Land Features: Landscaped, Level	Utilities/Services: Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas	Interior Features: Alarm, Built-in Appliances, Ensuite, Fireplace(s)
Access: Year Round Municipal Road	Rental Equipm.: None	Ext. Features: Balcony, Patio, Privacy
Waterfront Features: Dock, Water Frontage	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Deep		Flooring: Carpet, Ceramic Tile, Wood
Accessory Buildings: None		

Accessibility Features: **Doors Swing In, Level Entrance**
Easements/Restrictions: **Right of way**

Inclusions Dishwasher, Dock, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings
Exclusions All furniture and personal items

Bedrooms: 2	Sign: No	Garage: No
Bathrooms: 2 \ 1	SPIS: No	Waterfront: Yes Body of Water Type: RIVER
Rental Income: POTENTIAL	Road Type: Survey: Yes	
Yr.Built:		
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	11.6 X 18	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	DINING ROOM	9 X 12	2ND FLOOR	BATH (# pieces 1-6)	5 PC
MAIN FLOOR	KITCHEN	10.6 X 12	2ND FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	FOYER	8.7 X 5.7	2ND FLOOR	LAUNDRY	
2ND FLOOR	MASTER BEDROOM	20 X 12	MAIN FLOOR	MUSKOKA ROOM	9 X 12 (3 SEASON)
2ND FLOOR	BEDROOM	9 X 12			

Full Assessed Value: **\$271,000** Phased Assessment: **271000 (2016)**
Taxes: **\$3300 (2015)** Improvement / Capital Chgs:
Condo Fee: **134.00**