



Muskoka Haliburton Cellis - The Lakeland Association of REALTORS®

Exposure: **West**

Price: Status: <b>Sold</b>	MLS® #: <b>481170331</b>
Address: <b>9 WINDSONG CRES</b> City: <b>BRACEBRIDGE, P1L 0A5</b> Side of Road: <b>West</b>	
Elem Schl: <b>MPS</b> Sec. School: <b>BMLSS/ST.DOMS</b>	
Lot Dimension/Acreage: <b>68.9/ 0.21 ACRE</b> Zoning Source: <b>Municipality</b> SQ.FT. above: <b>2,757</b> Total SqFt Finished: <b>3,657</b> Shore Road Allowance (SRA): <b>3,657</b> Road Access: <b>Yes</b>	Major Area: <b>MH</b> District: <b>BB</b> Sub-Dist: <b>BRACE</b> Zoning: <b>RESIDENTIA</b>
Possession: <b>TBA</b>	

**Public Info.** 9 Windsong Cres., is the complete package. This 2,757 sq ft. "Wiltshire" model is warm, inviting and comfortable & one of Mattamy's most popular models, boasting large kitchen with centre island plan; recessed bank seating; ample cupboard/ prep space in addition to pass through window to breakfast bar & living room. Main floor also has a formal dining room; den; powder room; & laundry/mud room with garage access & man door to rear yard. The second storey has a large bonus room; 3 bedrooms/2 bathrooms including large master suite with walk-in closet & four-piece ensuite complete with separate tiled shower & large soaker tub. The basement is fully finished with a large rec/family room with gas fireplace, additional bedroom; 3 piece bathroom as well as a storage/workroom; giving a total living area of 3,650 sq ft. Private rear yard backs on to green space & is completely, landscaped, fenced and has 16 x 32 maintenance free deck with built in 7 man hot tub. Wonderful turn key home.

**Directions** Manitoba St (North) to Clearbrook Trail (Right) to Windsong Crescent (Right) to SOP.

Type: <b>Single Family</b> Style: <b>2 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> Accessory Buildings: <b>Storage Building</b>	Heating/Mechanical: <b>Air Exchanger, Central Air, Energy Efficient, Fireplace - Gas, Forced Air, Natural Gas</b> Garage Type: <b>Attached, Double, Inside Entry</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Utilities/Services: <b>Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Street Lights, Telephone</b> Rental Equipm.: <b>Water Heater</b> Lease-To-Own Equip: <b>None</b>	Exterior: <b>Vinyl, Other</b> Driveway: <b>Double, Paved, Private</b> Foundation: <b>Concrete</b> Basement: <b>Full, Fully Finished</b> Interior Features: <b>Ensuite, Fireplace(s), Main Floor Laundry</b> Ext. Features: <b>Deck, Hot Tub, Patio, Privacy</b> Roof: <b>Asphalt Shingle</b> Flooring: <b>Carpet, Ceramic Tile, Wood</b>
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Easements/Restrictions: **Easement**

**Inclusions** Central Vacuum, Dishwasher, Garage Door Opener(s), Hot Tub, Storage Shed  
**Exclusions** Personal Items

Bedrooms: <b>3+1</b> Bathrooms: <b>3 \ 1</b> Rental Income: <b>NO</b> Yr.Built: <b>2007</b> Construction Status: <b>Exists</b>	Sign: <b>Yes</b> SPIS: <b>No</b> Road Type: <b>Survey: Yes</b>	Garage: <b>Yes</b> Waterfront: <b>No</b>
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	14' 2" X 17'	2ND FLOOR	FAMILY ROOM	13' 3" X 17'
MAIN FLOOR	DINING ROOM	12' 3" X 12' 4"	BASEMENT	FAMILY ROOM	16' X 31' 6"
MAIN FLOOR	LIVING ROOM	12' 10" X 18' 6"	BASEMENT	BEDROOM	9' 1" X 16' 10"
MAIN FLOOR	LAUNDRY	6' X 17' 4"	BASEMENT	STORAGE	14' X 16' 9"
MAIN FLOOR	DEN/OFFICE	12' 4" X 12' 4"	BASEMENT	BATH (# pieces 1-6)	
2ND FLOOR	MASTER BEDROOM	14' 4" X 15'	MAIN FLOOR	BATH (# pieces 1-6)	
2ND FLOOR	BEDROOM	12' X 12' 6"	2ND FLOOR	BATH (# pieces 1-6)	
2ND FLOOR	BEDROOM	12' X 12' 6"	2ND FLOOR	ENSUITE (2 to 6 pcs)	

Full Assessed Value: **\$401000**

Phased Assessment: **401000 (2016)**