



Price: \$324,000 Status: Active	MLS® #: 441803000604600
Address: 1085 OLD FALKENBURG RD City: BRACEBRIDGE, P1L 1X4 Side of Road:	
Elem Schl: BPS Sec. School: BMLSS	
Lot Size: 147 X IRREG Square Footage: 1,320 Ttl Liv Sq Ft.: S.R.A.: N/A	District: BB Sub-Dist: MONCK Zoning: RR*
Possession:	

Public Info. What an opportunity! Ninety-eight plus acres with established trails just minutes from Bracebridge. This 3+1 bedroom home offers a large kitchen with breakfast bar, separate dining room and living room. Double detached garage provides plenty of parking space for toys and more. Home and acreage is a wonderful combination for the outdoor enthusiast.

Type: Single Family Style: Bung - Raised Title to Land: Freehold Property Size: 50 - 100 Acres Land Features: Cleared, Landscaped, Level, Wooded/Treed, See Remarks Access: Year Round Municipal Road WF Features: None Accessory Buildings: Storage Building	Heating: Oil, Forced Air Garage Type: Detached, Double Water: Well, Drilled Sewer: Septic Services: Electricity, Telephone, Natural gas, Garb Pick-Up Rental Equipm.: Hot Water Tank Flooring: Carpet, Cushion/Tile/Lino, Wood	Exterior: Brick Driveway: Gravel Foundation: Block, Fully Finished Int.Features: Fireplace(s), Woodstove(s), Ensuite, Hardwood Flrs, Laundry Ext. Features: Satellite Dish Roof: Asphalt Shingle
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Inclusions Fridge, Stove, Dishwasher, Washer, Dryer
Exclusions


Bedrooms: 3+1 Bathrooms: 1 \ 1 Rental Income: Year Built: 1978 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: Yes Gar.Details: DETACHED DOUBLE Waterfront: No Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18' X 12'6"	BASEMENT	FAMILY ROOM	18' X25'
MAIN FLOOR	DINING ROOM	12'6X10'	BASEMENT	BEDROOM	12' X12'
MAIN FLOOR	KITCHEN	12' X12'	BASEMENT	DEN/OFFICE	12' X9'
MAIN FLOOR	MASTER BEDROOM	10'6 X13'	BASEMENT	LAUNDRY	12' X13'
MAIN FLOOR	BEDROOM	10'6 X 12'	BASEMENT	OTHER	12' X10'
MAIN FLOOR	BEDROOM	10'6X12'			

Assessment: **\$167,525** Taxes: **\$2200 (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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