



Price: **\$179,000**
 Status: **Sold**

MLS® #: **441801000900108**
 PIN #:

Legal Descr.: **CON 3, LOT 3 RP35R10810 PART 10, TOWN OF BRACEBRIDGE, DISTRICT OF MUSKOKA**
 Address: **10 OAKWOOD HEIGHTS**
 City: **BRACEBRIDGE, P1L 1M5**
 Side of Road: **West**

Elem Schl: **BPS/MMO**
 Sec. School: **BMLSS/ST DOMS**

Lot Size: **22 X 123**
 Square Footage: **1,200**
 Square Footage Details:
 Ttl Liv Sq Ft.: **1,200**
 S.R.A.: **N/A**

District: **BB**
 Sub-Dist: **MACAU**
 Zoning: **RES/REC**
 Occupancy: **Owner**

List.Date: **23-JUN-2010** Possession:



Realtor Remarks Beautiful post and beam, two bedroom townhouse close to all amenities. Vaulted ceilings with loft area, two full bathrooms (one on main floor), main floor laundry, open concept living. Lovely landscaped yard with cozy front porch. Walk out from living to quaint patio overlooking lovely perennial garden and wooded area. ** Realtor is related to both sellers **

Directions
Show.Instr. TLBO
Geo-coordinates Longitude:-79.312898 Latitude:45.049598 Quality: ADDRESS

Type: Single Family	Heating: Electric, Baseboard	Exterior: Wood
Style: Townhouse	Garage Type: Attached, Single	Driveway: Paved, Single
Title to Land: Freehold	Water: Municipal	Foundation: Concrete, Block
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Dining Room, Laund-Main Fl
Land Features: Landscaped	Services: Electricity, Telephone, Cable, Garb Pick-Up, Street Lights	Ext. Features: Deck, Patio
Access: Year Round	Rental Equipm.: None	Roof: Asphalt Shingle
WF Features: None	Flooring: Carpet, Cushion/Tile/Lino, Ceramic/Marble	
Accessory Buildings:		

Inclusions Fridge, Stove, Washer, Dryer, Built in Dishwasher
Exclusions

Bedrooms: 2	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details: ATTACHED SINGLE
Bathrooms: 2 \	Lockbox: No	SPIS: Acknowledged	Waterfront: No	Body of Water Type:
Rental Income: POTENTIAL	Road Type: Municipal	Survey: No		
Year Built: 1986				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	21 X 13	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	DINING NOOK	11 X 13	MAIN FLOOR	LAUNDRY	
MAIN FLOOR	KITCHEN	9.4 X 7.2	2ND FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	FOYER	7.4 X 3.6	2ND FLOOR	LAUNDRY	
2ND FLOOR	MASTER BEDROOM	11.2 X 11.5	2ND FLOOR	OTHER	15.10 X 7.8 (LOFT)
2ND FLOOR	BEDROOM	11 X 9.10			

Full Assessed Value: \$
 Taxes: **\$2300 (2009)**

Phased Assessment: **180500 (2010)**
 Improvement Charges:

Condo Fee: Mobile/Leased Land F: