



Status: Sold	MLS® #: 441803000105530
Address: 10 ANDREA DR City: BRACEBRIDGE, P1L 1C5 Side of Road:	
Elem Schl: Sec. School:	
Lot Size: 60 X 186.6 Square Footage: 1,200 Ttl Liv Sq Ft.: 1,200 S.R.A.: N/A	District: BB Sub-Dist: BRACE Zoning:
Possession: Closed: 27-JUN-2008	

Public Info. This three bedroom backsplit is ideal for the first time home buyer or the empty nester looking to downsize. Centrally located, this home is close to shopping and schools. Home offers laminate/ceramic flooring, large living room, dining room and eat in kitchen. Level lot with a very large private back yard not to mention single attached garage.

Type: Single Family	Heating: Natural Gas, Forced Air	Exterior: Alum/Vinyl
Style: Back Split	Garage Type: Attached, Single	Driveway: Double, Paved
Title to Land: Freehold	Water: Municipal	Foundation: Concrete, Block, Fully Finished
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Laundry, Recroom
Land Features: Level, Partially Fenced	Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up	Ext. Features: Fenced Yard
Access: Year Round Municipal Road	Rental Equipm.:	Roof: Asphalt Shingle
WF Features: None	Flooring: Cushion/Tile/Lino, Ceramic/Marble, Laminate	
Accessory Buildings:		

Inclusions Fridge, Stove, Washer, Dryer, Outdoor Playground Equipment

Exclusions

Bedrooms: 3	Sign: Yes	UFFI:	Garage: Yes	Gar.Details: SINGLE ATTACHED
Bathrooms: 1 \ 1	Lockbox:	SPIS: Completed	Waterfront: No	Body of Water Type:
Rental Income:	Road Type: Municipal	Survey: No		
Year Built: 1978				
Construction Status:				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15 X 13	LOWER LEVEL	REC ROOM	8 X 14
MAIN FLOOR	DINING ROOM	11 X 13	LOWER LEVEL	DEN/OFFICE	7 X 7
MAIN FLOOR	KITCHEN	11 X 9	LOWER LEVEL	LAUNDRY	12 X 15
2ND FLOOR	MASTER BEDROOM	10 X 12	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	8 X 13	LOWER LEVEL	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	8 X 10			

Assessment: **\$165,000** Taxes: **\$2500 (2007)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge : -M57**

Sale Price: Sold: **28-APR-2008**