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| Status: <b>Sold</b>   | MLS® #: <b>441804001705400</b>                           |
| Address: <b>1106 SPRINGDALE SHORES RD</b><br>City: <b>BRACEBRIDGE, P1L 1W9</b><br>Side of Road:                         |  |
| Elem Schl: <b>MACAULAY/MMO</b><br>Sec. School: <b>BMLSS/ST.DOMS</b>   |  |
| Lot Size: <b>100' X 163' .47 ACRE</b><br>Square Footage: <b>770</b><br>Ttl Liv Sq Ft.: <b>770</b><br>S.R.A.: <b>N/A</b> | District: <b>BB</b><br>Sub-Dist: <b>MACAU</b><br>Zoning: |
| Possession:<br>Closed: <b>15-SEP-2008</b>   |  |

**MUSKOKA RIVER**  
Water Frontage: **100.00**

**Public Info.** 2 bedroom year round home / cottage, 100 ft. frontage with dock. Large lot 100' x 163'. Detached Single Car Garage.

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| Type: <b>Single Family</b><br>Style: <b>Bungalow</b><br>Title to Land: <b>Freehold</b><br>Property Size: <b>Under 0.5 Acres</b><br>Land Features: <b>Landscaped, Partial Landscaped, Waterfront</b><br>Access: <b>Year Round Private Road</b><br>WF Features: <b>Waterfront Road Between</b><br>Accessory Buildings: | Heating: <b>Propane, Forced Air</b><br>Garage Type: <b>Detached, Single</b><br>Water: <b>Well, Dug</b><br>Sewer: <b>Septic</b><br>Services: <b>Electricity, Telephone, Garb Pick-Up</b><br>Rental Equipm.: <b>Propane Tank</b><br>Flooring: | Exterior: <b>Alum/Vinyl</b><br>Driveway: <b>Gravel, Single</b><br>Foundation: <b>Block, Crawl</b><br>Int.Features: <b>Laund-Main FI</b><br>Ext. Features: <b>Dock</b><br>Roof: <b>Asphalt Shingle</b> |
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**Inclusions**  
**Exclusions**

|   |   |  |   |
|---|---|--|---|
| Bedrooms: <b>2</b><br>Bathrooms: <b>1 \</b><br>Rental Income: <b>YES</b><br>Year Built:<br>Construction Status: <b>Exists</b> | Sign:<br>Lockbox: <b>Yes</b><br>Road Type: <b>Private</b> | UFFI:<br>SPIS: <b>Completed</b><br>Survey: <b>No</b> | Garage: <b>Yes</b> Gar.Details: <b>SINGLE DETACHED</b><br>Waterfront: <b>Yes</b> Body of Water Type: <b>RIVER</b> |
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| Floor      | Room           | Size         | Floor      | Room                | Size       |
|------------|----------------|--------------|------------|---------------------|------------|
| MAIN FLOOR | LIVING ROOM    | 15' X 11'    | MAIN FLOOR | KITCHEN             | 14' X 9'   |
| MAIN FLOOR | MASTER BEDROOM | 9'6" X 9'9"  | MAIN FLOOR | OTHER               | 22' X 7'6" |
| MAIN FLOOR | BEDROOM        | 21'6" X 7'6" | MAIN FLOOR | BATH (# pieces 1-6) | 3 PC       |

|   |                             |                      |
|---|-----------------------------|----------------------|
| Assessment: <b>\$118000</b>   | Taxes: <b>\$1200 (2007)</b> | Improvement Charges: |
| Condo Fee:  | Mobile/Leased Land F:       |                      |
| Listing Office: <b>Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge : -M57</b> |                             |                      |
| Sale Price:   | Sold:                       | <b>21-JUN-2008</b>   |