



Price: \$399,000	MLS® #: 445309000105501
Status: Sold	
Address: 1113 ZISKA RD City: BRACEBRIDGE, P1L 1W8 Side of Road: West	
Elem Schl: MONCK/MMO Sec. School: BMLSS/ST DOMS	
Lot Size: 224 X 365 X 254 X 406(2+ACRES)	District: ML
Square Footage: 2,430	Sub-Dist: MONCK
Ttl Liv Sq Ft.: N/A	Zoning: RES
S.R.A.: N/A	
Possession: Closed: 03-APR-2009	

Exposure: **East**

Public Info. Surrounded by Muskoka's artisans, this recently, completely custom redesigned and rebuilt to perfection 4 bedroom country home between Bracebridge and Port Carling boasts one of Muskoka's most sought after locales. Enjoy a professionally decorated, open concept living, dining, family room and custom designed kitchen which leads to a spacious screened-in private Muskoka room, ideal for entertaining. Enjoy gas heat, air, gas fireplace, hardwood floors, granite and slate, oversized double 100AMP serviced garage/workshop and much more. Truly a must see!

Type: Single Family	Heating: Propane, Forced Air, Energy Efficient	Exterior: Alum/Vinyl, Cedar
Style: 2 Storey	Garage Type: Detached, Double	Driveway: Double, Gravel
Title to Land: Freehold	Water: Well, Drilled	Foundation: Concrete, Block, Unfinished
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Int.Features: Central Vacuum, Whirlpool Tub, Ensuite, Built-In Appl, Famrm-Main Fl, Fireplace-Gas, Hardwood Flrs, Laund-Main Fl
Land Features: Level, Partial Landscaped, Wooded/Treed	Services: Electricity, Garb Pick-Up	Ext. Features: See Remarks
Access: Year Round Municipal Road	Rental Equipm.: Hot Water Tank	Roof: Asphalt Shingle
WF Features: None	Flooring: Carpet, Wood, Ceramic/Marble	
Accessory Buildings:		

Inclusions BUILT IN DISHWASHER AND MICROWAVE, LIGHT FIXTURES AND WINDOW COVERINGS
Exclusions MIRRORS IN ENSUITE AND 2ND FLOOR BATHROOM; STOVE; FRIDGE; WINE FRIDGE AND DINING ROOM plant/candle hangar

Bedrooms: 4	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details: DOUBLE DETACHED
Bathrooms: 2 \ 1	Lockbox: Yes	SPIS: Completed	Waterfront: No	Body of Water Type:
Rental Income: NO	Road Type: Municipal	Survey: Yes		
Year Built:				
Construction Status: Exists				


Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	23' X 15'	2ND FLOOR	BEDROOM	12' 3 X 10' 4
MAIN FLOOR	DINING ROOM	17' X 13' 4	MAIN FLOOR	FOYER	8' 8 X 7' 6
MAIN FLOOR	KITCHEN	14' 7 X 15' 4	2ND FLOOR	OTHER	13' X 10' 4
MAIN FLOOR	FAMILY ROOM	11' 5 X 11' 5	MAIN FLOOR	OTHER	16' X 16' COV. PORCH
2ND FLOOR	MASTER BEDROOM	15' X 17'	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	9' 9 X 11'	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	9' 4 X 9' 4	2ND FLOOR	BATH (# pieces 1-6)	4 PC

Assessment: **\$171000** Taxes: **\$1227 (2008)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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

Sale Price: **\$357,000** Sold: **23-JAN-2009**



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**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.