



Status: <b>Sold</b>	MLS® #: <b>445309000706600</b>
Address: <b>1168 HOUSTON ROAD</b> City: <b>BRACEBRIDGE, P1L 1W5</b> Side of Road:	
Elem Schl: <b>MONCK</b> Sec. School: <b>BMLSS</b>	
Lot Size: <b>101 ACRES</b> Square Footage: <b>1,400</b> Ttl Liv Sq Ft.: S.R.A.: <b>N/A</b>	District: <b>ML</b> Sub-Dist: <b>MONCK</b> Zoning: <b>RES</b>
Possession: Closed: <b>14-MAR-2008</b>	

**Public Info.** Enjoy all that this well built three bedroom country home has to offer. Situated on 100 acres, this is a rare find just 15 minutes from Bracebridge. The home offers a large eat in country kitchen complete with antique Grand Jewel Stove or cozy up in the living room complete with brick fireplace. Lower level with walk out has a Fisher wood stove and lots of room to enjoy the Brunswick, Oak Contender pool table (included). The acreage has unlimited potential, with three barns/outbuildings; gas shed; sugar shack with accessories to start your own maple syrup production and ponds. If this is not enough, this home also includes a 17,500 Watt Generator already hard wired, in addition to a Yamaha Terrapro ATV complete with attachments.

Type: <b>Single Family</b> Style: <b>Bungalow</b> Title to Land: <b>Freehold</b> Property Size: <b>50 - 100 Acres</b> Land Features: <b>Partial Landscaped, Stream/Pond, Wooded/Treed</b> Access: <b>Year Round Municipal Road</b> WF Features: Accessory Buildings:	Heating: <b>Electric, Wood, Baseboard</b> Garage Type: <b>Attached, Double</b> Water: <b>Well, Drilled</b> Sewer: <b>Septic</b> Services: <b>Electricity, Telephone, Garb Pick-Up</b> Rental Equipm.: <b>Hot Water Tank</b> Flooring: <b>Carpet, Cushion/Tile/Lino</b>	Exterior: <b>Brick</b> Driveway: <b>Gravel, Single</b> Foundation: <b>Concrete, Block</b> Int.Features: <b>Fireplace(s), Woodstove(s), Laund-Main Fl, Recroom, Storage Room</b> Ext. Features: <b>Satellite Dish</b> Roof: <b>Asphalt Shingle</b>
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**Inclusions** 17,500 Watt Generator; Yamaha ATV and attachments; Fridge; Stove; Microwave; Grand Jewel Oven; Washer; Dryer; Garage Door Opener & Remote, Brunswick Oak Pool Table

<b>Exclusions</b>	Bedrooms: <b>3</b> Bathrooms: <b>2 \ 1</b> Rental Income: <b>NO</b> Year Built: <b>1978</b> Construction Status:	Sign: <b>Yes</b> Lockbox: <b>No</b> Road Type: <b>Municipal</b>	UFFI: <b>NO</b> SPIS: <b>Completed</b> Survey: <b>No</b>	Garage: <b>Yes</b> Gar.Details: <b>DOUBLE ATTACHED</b> Waterfront: <b>No</b> Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16 X 12'7	LOWER LEVEL	STORAGE	20'4 X 11'11'
MAIN FLOOR	MASTER BEDROOM	10'10	LOWER LEVEL	UTILITY	23'5 X 5'2
MAIN FLOOR	BEDROOM	9'8 X 10'10	MAIN FLOOR	LAUNDRY	7'3 X 7'9
MAIN FLOOR	BEDROOM	11'5 X 11'3	LOWER LEVEL	OTHER	9'4 X 11'6
MAIN FLOOR	KITCHEN	22'6 X 11'11	MAIN FLOOR	BATH (# pieces 1-6)	
LOWER LEVEL	REC ROOM	15'7 X 26'5'	MAIN FLOOR	BATH (# pieces 1-6)	
LOWER LEVEL	DEN/OFFICE	8'7 X 13'9	LOWER LEVEL	BATH (# pieces 1-6)	

Assessment: **\$284000** Taxes: **\$1906 (2007)** Improvement Charges: