



Muskoka Halliburton Orilla - The Lakeland Association of REALTOR®

Exposure: **South**

Price: \$549,900	MLS® #: 481190113
Status: Active	
Address: 1217 LONE PINE DR	
City: BRACEBRIDGE, P1L 1X4	
Side of Road: North	
Elem Schl: BPS	
Sec. School: BMLSS	
Lot Dimension/Acreage: 200 FRONT/ 2.35 ACRES	Major Area: MH
Zoning Source: MPAC	District: BB
SQ.FT. above: 2,440	Sub-Dist: MACAU
Total SqFt Finished: 2,440	Zoning: RESID
Shore Road Allowance (SRA):	
Road Access: Yes	
Possession: TBA	

Public Info. Immaculately kept and well built home on 2.35 acres in highly sought after rural location with very close proximity to town and Sportsplex/High School. Features include 2440 sq. ft., 2 storey layout, 4 bedrooms, 2 ½ bathrooms (including 4 piece ensuite bathroom and large walk-in closet), custom kitchen with granite counter top, rustic pine floors and trim, main floor laundry. Large principal rooms with beautiful fireplace in living room, bonus room above oversized 28X28 double garage can be used as storage area or finished as a large upper family room or "man cave". Quaint & inviting full width covered porch and rear Muskoka room overlooking recently installed & fully fenced & landscaped in ground salt water (16x32) pool. Level yard has also been landscaped extensively with stone walkways, perennial gardens and granite. High efficiency propane furnace and A/C. Must See!

Directions Manitoba Street (north) to Lone Pine Drive (east) to # 1217. SOP

Type: Single Family	Heating/Mechanical: Air Exchanger, Central Air, Fireplace - Gas, Forced Air, Propane	Exterior: Vinyl
Style: 2 Storey	Garage Type: Attached, Double, Insulated	Driveway: Double, Gravel
Title to Land: Freehold	Water: Drilled	Foundation: Block
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Crawl
Land Features: Cleared - Part, Fenced, Hardwood Bush, Landscaped, Level, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-high speed, Telephone	Interior Features: Ensuite, Fireplace(s), Main Floor Family Room, Main Floor Laundry
Access: Year Round Municipal Road	Rental Equipm.: None	Ext. Features: Pool - Inground, Privacy, Balcony/Deck/Patio
Accessory Buildings: Storage Building	Lease-To-Own Equip: None	Roof: Asphalt Shingle
		Flooring: Carpet, Ceramic Tile, Wood

Easements/Restrictions:

Inclusions Dishwasher, Garage Door Opener(s), Microwave, Pool Equipment, Window Coverings

Exclusions none

Bedrooms: 4	Sign: Yes	Garage: Yes
Bathrooms: 2 \ 1	SPIS: No	Waterfront: No
Rental Income: NO	Road Type: Survey: Yes	
Yr.Built: 2005		
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	MUD ROOM	6'4X11'5 / LAUNDRY	MAIN FLOOR	OTHER	10'2X10'4 /MSKOKA RM
MAIN FLOOR	FOYER	6'6X19'6	2ND FLOOR	MASTER BEDROOM	14'8X16
MAIN FLOOR	KITCHEN	11'4X12	2ND FLOOR	OTHER	5'8X14'2/WALKIN CLST
MAIN FLOOR	DINING ROOM	11'2X11'4	2ND FLOOR	BEDROOM	11'9X13'5
MAIN FLOOR	LIVING ROOM	19'7X19'7	2ND FLOOR	BEDROOM	11'3X12
MAIN FLOOR	DEN/OFFICE	11'2X11'6	2ND FLOOR	OTHER	26X26/BONUS RM

Full Assessed Value: **\$443000** Phased Assessment: **440250 (2015)**

Taxes: **\$4211 (2015)** Improvement / Capital Chgs: **YES**

Listing Office: **Re/Max North Country Realty Inc., Brokerage,**