



Status: Sold	MLS® #: 440202004805300
Address: 1314 SOUTH MORRISON LAKE RD City: GRAVENHURST, P0E 1G0 Side of Road:	
Elem Schl: KP MANSON Sec. School: GHS	
Lot Size: 576 X 264 X IRREG. .88 AC. Square Footage: 1,050 Ttl Liv Sq Ft.: S.R.A.: N/A	District: GH Sub-Dist: GRAVE Zoning: RES
Possession: Closed: 31-OCT-2008	

MORRISON CREEK OTHER

Public Info. Enjoy all this entry level home/cottage has to offer. Large level lot on Morrison Creek and just steps away to endless boating on the Trent Severn Waterway. Recent major improvements include new septic (2006); shingles replaced (2004); and new oil furnace (2005). Added bonus is the detached double car garage for storing all your boating and snowmobiling toys!

Type: Single Family Style: Bungalow Title to Land: Freehold Property Size: 0.5 -0.99 Acres Land Features: Cleared, Partial Landscaped Access: Year Round Municipal Road WF Features: Other Accessory Buildings:	Heating: Wood, Forced Air Garage Type: Detached, Double Water: Other Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up Rental Equipm.: None Flooring: Carpet, Cushion/Tile/Lino	Exterior: Driveway: Double, Gravel Foundation: Concrete, Block, Partially Finished Int.Features: Laund-Main FI Ext. Features: Dock Roof: Asphalt Shingle
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Inclusions fridge, stove, dishwasher (all appliances being sold as is)
Exclusions

Bedrooms: 2 Bathrooms: 1 \ Rental Income: POTENTIAL Year Built: Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: UNKNOWN SPIS: Completed Survey: Yes	Garage: Yes Gar.Details: DOUBLE DETACHED Waterfront: Yes Body of Water Type: OTHER
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	23' X 13'	MAIN FLOOR	KITCHEN	12'4" X 12'9"
MAIN FLOOR	MASTER BEDROOM	9'4" X 14'9"	MAIN FLOOR	LAUNDRY	6' X 5'
MAIN FLOOR	BEDROOM	12'4" X 9'9"	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Assessment: \$121,000	Taxes: \$1200 (2007)	Improvement Charges:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge : -M57		
Sale Price:	Sold:	24-SEP-2008