



Price: \$329,000	MLS® #: 481650247
Status: Sold	
Sale Price: \$323,000	
Address: 133 MEADOW HEIGHTS DR	
City: BRACEBRIDGE, P1L 1A4	
Side of Road: South	
Elem Schl: MONCK/MMO	
Sec. School: BMLSS/ST DOMS	
Lot Dimension/Acreage: 95 X 205	Major Area: MH
Zoning Source: MPAC	District: BB
SQ.FT. above: 2,225	Sub-Dist: MONCK
Total SqFt Finished: 2,225	Zoning: RES
Shore Road Allowance (SRA):	
Possession: TBA	
Closed: 06-AUG-2015	

Exposure: **North**

Public Info. Great 4 bedroom/2 bathroom family home in popular Meadow Heights Subdivision. Hardwood floors grace the main level principal rooms. Kitchen has custom cabinetry, gas range and large butcher block topped centre island. Three bedrooms on second level with second level bathroom having radiant in floor heating. Lower level has a large family room with laminate flooring and free standing gas fireplace, 4th bedroom and second bathroom. In addition, the lower level has a full walkout to a park like back yard complete with interlocking brick patio, beautiful perennial beds, fish pond, fire pit and large storage shed/work shop. As an added bonus the storage shed can be accessed from Brian Road. Basement has a finished rec room, laundry room, work shop, utility room and cold storage. This four level back split has been immaculately maintained and would meet the needs of any growing family or empty nesters alike.

Directions Manitoba Street to Meadow Heights Drive to SOP

Type: Single Family	Heating/Mechanical: Energy Efficient, Fireplace - Gas, Forced Air, Natural Gas	Exterior: Partial Brick, Vinyl
Style: Back Split		Driveway: Double, Paved
Title to Land: Freehold	Garage Type: Attached, Single	Foundation: Block, Concrete
Property Size: 0.5 -0.99 Acres	Water: Municipal	Basement: Full, Fully Finished
Land Features: Corner Location, Fenced, Landscaped, Level	Sewer: Septic	Interior Features: Fireplace(s)
Access: Year Round Municipal Road	Utilities/Services: Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Street Lights, Telephone	Ext. Features: Balcony/Deck/Patio
Accessory Buildings: Storage Building	Rental Equipm.: Water Heater	Roof: Asphalt Shingle
	Lease-To-Own Equip: None	Flooring: Carpet, Ceramic Tile, Wood

Easements/Restrictions: **None**

Inclusions Dishwasher, Dryer, Garage Door Opener(s), Refrigerator, Stove, Washer, Window Coverings
Exclusions Wishing Well in Garden

Bedrooms: 4	Sign: Yes	Garage: Yes
Bathrooms: 2 \	SPIS: No	Waterfront: No
Rental Income: NO	Road Type: Survey: No	
Yr.Built:	CSA/ABS#: N/A Serial #: NA/	
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12'6" X 18'6"	2ND FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	DINING ROOM	12'6" X 13'6"	LOWER LEVEL	FAMILY ROOM	24' X 19'6"
MAIN FLOOR	KITCHEN	12'9" X 13'9"	LOWER LEVEL	BEDROOM	10' X 18'
MAIN FLOOR	FOYER	6' X 6'	LOWER LEVEL	BATH (# pieces 1-6)	3 PC
2ND FLOOR	MASTER BEDROOM	13'6" X 23'	BASEMENT	REC ROOM	22' X 20'
2ND FLOOR	BEDROOM	10' X 10'6"	BASEMENT	LAUNDRY	7'6" X 12' 6"
2ND FLOOR	BEDROOM	10' X 10'			