



Status: Sold	MLS® #: 441803000713400
Address: 148 COVERED BRIDGE TRAIL City: BRACEBRIDGE, P1L 1Y3 Side of Road: East	
Elem Schl: MONCK/O'LEARY Sec. School: BMLSS/ST. DOM'S	
Lot Size: 65' X 196' Square Footage: 1,600 Ttl Liv Sq Ft.: S.R.A.: N/A	District: BB Sub-Dist: MONCK Zoning:
Possession: TBA Closed: 06-DEC-2007	

Exposure: **West**

Public Info. Exemplary quality workmanship in this beautiful, energy efficient, 3+ bedroom, 3 bath bungalow. Enjoy level access with main floor amenities yet expansive windows in the walk-out basement suite. Gorgeous level lot backing onto the highly desirable ravine side. Gas heat, heated garage, air conditioning, central vac, cherry floors and ceramics + + +.

Type: Single Family Style: Bungalow Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Landscaped, Level, Ravine Access: Year Round Municipal Road WF Features: Accessory Buildings:	Heating: Natural Gas, Forced Air, Air Exchanger, Central Air Garage Type: Attached, Double, Heated Water: Municipal Sewer: Municipal Services: Electricity, Cable, Natural gas, Garb Pick-Up, Street Lights Rental Equipm.: Water Heater Flooring: Carpet, Wood, Ceramic/Marble	Exterior: Alum/Vinyl, Stone Driveway: Double, Paved Foundation: Concrete, Full, Fully Finished, Walkout Int.Features: Central Air, Central Vacuum, Air Exchanger, Alarm System, Whirlpool Tub, Fireplace-Gas, Hardwood Flrs, Laund-Main FI Ext. Features: Deck Roof: Asphalt Shingle
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Inclusions Central Vac and accessories, 2 remotes for garage door,fridge, stove, washer, dryer, microwave.
Exclusions rental HWT

Bedrooms: 3 Bathrooms: 3 \ Rental Income: Year Built: 2003 Construction Status: Exists	Sign: Yes Lockbox: No Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: Yes Gar.Details: DOUBLE INSULATED, HEATED, ATTACHED Waterfront: No Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18` X 18`	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	5 PC
MAIN FLOOR	KITCHEN	17` X 12`	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	DINING ROOM	COMBINED W/ KITCHEN	MAIN FLOOR	LAUNDRY	7`5 X 7`5
MAIN FLOOR	FOYER	12` X 8`	LOWER LEVEL	BEDROOM	16` X 13`
MAIN FLOOR	MASTER BEDROOM	15` X 14`	LOWER LEVEL	FAMILY ROOM	24` X 24`
MAIN FLOOR	BEDROOM	12` X 10`	LOWER LEVEL	UTILITY	20` X 16`
MAIN FLOOR	BEDROOM	12` X 10`	LOWER LEVEL	BATH (# pieces 1-6)	3 PC

Assessment: **\$386000** Taxes: **\$5142 (2007)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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