



Price: <b>\$239,000</b> Status: <b>Sold</b>	MLS® #: <b>445309000901400</b>
Address: <b>1511 BUTTER &amp; EGG RD</b> City: <b>MILFORD BAY, P1L 1X4</b> Side of Road: <b>East</b>	
Elem Schl: <b>MONCK, MMO</b> Sec. School: <b>BMLSS, ST.DOMS</b>	
Lot Size: <b>154' X 261' X 200</b> Square Footage: <b>1,800</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>12-MAR-2009</b>	

**Public Info.** A breath of fresh air awaits you every step through this well appointed four bedroom country charmer. Enjoy the open concept floor plan plus main floor family room and country kitchen which leads to spacious decking. This charming home has been redecorated from top to bottom with recent renovations to kitchen and bathrooms not to mention siding, windows, soffit and fascia. Just steps away from a public beach and boat launch to Lake Muskoka.

Type: <b>Single Family</b> Style: <b>2 Storey</b> Title to Land: <b>Freehold</b> Property Size: <b>0.5 -0.99 Acres</b> Land Features: <b>Cleared, Landscaped, Level, Wooded/Treed</b> Access: <b>Year Round Municipal Road</b> WF Features: Accessory Buildings:	Heating: <b>Oil</b> Garage Type: <b>None</b> Water: <b>Well, Drilled</b> Sewer: <b>Septic</b> Services: <b>Electricity, Telephone, Garb Pick-Up</b> Rental Equipm.: <b>None</b> Flooring: <b>Wood, Ceramic/Marble, Laminate</b>	Exterior: <b>Alum/Vinyl</b> Driveway: <b>Double, Gravel</b> Foundation: <b>Concrete, Unfinished, Full</b> Int.Features: <b>Built-In Appl, Dining Room, Famrm-Main Fl, Hardwood Flrs, Laundry</b> Ext. Features: <b>Deck, Patio, Satellite Dish</b> Roof: <b>Asphalt Shingle</b>
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**Inclusions** fridge, stove & dishwasher, microwave, storage shelter  
**Exclusions** playground equipment, washer/dryer, fridge in basement

Bedrooms: <b>4</b> Bathrooms: <b>2 \</b> Rental Income: Year Built: Construction Status: <b>Exists</b>	Sign: <b>Yes</b> Lockbox: <b>Yes</b> Road Type: <b>Municipal</b>	UFFI: <b>NO</b> SPIS: <b>Completed</b> Survey: <b>Yes</b>	Garage: <b>No</b> Waterfront: <b>No</b> Heat \$/yr.: <b>1500</b>	Gar.Details: Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	20'1" X 12'	MAIN FLOOR	KITCHEN	13'8" X 11'6"
MAIN FLOOR	DINING ROOM	15' X 11'9"	MAIN FLOOR	OTHER	MUSK.RM12'10" X11'10"
2ND FLOOR	MASTER BEDROOM	11'9" X 11'9"	MAIN FLOOR	OTHER	MUD RM 5'7" X 15'
2ND FLOOR	BEDROOM	12' X 13'	BASEMENT	LAUNDRY	
2ND FLOOR	BEDROOM	9'4" X 6'6"	BASEMENT	STORAGE	
2ND FLOOR	BEDROOM	10'8" X 11'9"			

Assessment: <b>\$187000</b>	Taxes: <b>\$1300 (2008)</b>	Improvement Charges:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: <b>Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge : -M57</b>		
Sale Price: <b>\$239,000</b>	Sold:	<b>29-JAN-2009</b>



Compliments of: **JENNIFER STILSON, Sales Person: 705-645-5281**  
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 Company Name: **RE/MAX LAKE COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M57, INDEPENDENTLY OWNED AND OPERATED: 705-645-5281**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.