



Muskoka Haliburton Orilla - The Lakeland's Association of REALTOR®

Price: <b>\$474,000</b>	MLS® #: <b>735042743</b>
Status: <b>Sold</b>	
Sale Price: <b>\$470,000</b>	

Address: <b>1641 JEANNE D'ARC ST</b>
City: <b>HANMER, P3P 0A1</b>
Side of Road:

Elem Schl:
Sec. School:

Lot Dimension/Acreage: <b>65 X 131</b>	Major Area: <b>OB</b>
Zoning Source: <b>MPAC</b>	District: <b>OB</b>
SQ.FT. above: <b>2,563</b>	Sub-Dist: <b>OB</b>
Total SqFt Finished: <b>3,400</b>	Zoning: <b>RES</b>
Shore Road Allowance (SRA):	

Possession: <b>TBA</b>
Closed: <b>14-DEC-2015</b>

Exposure: **South**

**Public Info.** Pride of ownership is evident from the moment you enter this exquisite 4+1 bedroom; 3+1 bathroom executive home in sought after Dominion Park subdivision. All principal rooms boast hardwood flooring with the foyer being a designer mix of ceramic and hardwood. The large gourmet kitchen will impress the most discerning amateur chef with ample cupboard space and large island with breakfast bar. Kitchen is open to the main floor family room which leads to deck and back yard oasis with heated 21 foot above ground salt water pool, gazebo and fire pit area. Second level has master suite complete with 5 piece ensuite and walk in closet; three additional bedrooms and laundry room. Lower level has been transformed into a self contained inlaw suite with it's own kitchen, living room, bedroom, four piece bathroom and own laundry facilities. Oversized double car garage is insulated, drywalled and has loft storage and work area at back of garage. Upgrades are too numerous to list. Call to see

**Directions** Regional Rd 80 to Jeanne D'Arc to SOP.

Type: <b>Single Family</b>	Heating/Mechanical: <b>Air Exchanger, Central Air, Energy Efficient, Natural Gas</b>	Exterior: <b>Partial Brick</b>
Style: <b>2 Storey</b>	Garage Type: <b>Attached, Double, Oversized</b>	Driveway: <b>Double, Paved</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation: <b>Block, Concrete</b>
Property Size: <b>0.5 -0.99 Acres</b>	Sewer: <b>Municipal</b>	Basement: <b>Full, Fully Finished</b>
Land Features: <b>Fenced, Landscaped, Level</b>	Utilities/Services: <b>Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Street Lights, Telephone</b>	Interior Features: <b>Alarm, Built-in Appliances, Central Vac, Ensuite, Inlaw Suite, Jet Bath, Main Floor Family Room</b>
Access: <b>Year Round Municipal Road</b>	Rental Equipm.: <b>Water Heater</b>	Ext. Features: <b>Built-In BBQ, Pool - Above Ground</b>
Accessory Buildings: <b>Gazebo, Storage Building</b>	Lease-To-Own Equip: <b>None</b>	Roof: <b>Asphalt Shingle</b>
		Flooring: <b>Carpet, Ceramic Tile, Wood</b>

Easements/Restrictions: **Easement**

**Inclusions** Central Vacuum, Dishwasher, Dryer, Garage Door Opener(s), Microwave, Pool Above Ground, Pool Equipment, Refrigerator, Storage Shed, Stove, Washer, Window Coverings ; All light fixtures, custom blinds, customer draperies, gazebo

**Exclusions** Freezer in Garage; Freezer in In-Law Suite

Bedrooms: <b>4+1</b>	Sign: <b>Yes</b>	Garage: <b>Yes</b>
Bathrooms: <b>3 \ 1</b>	SPIS: <b>Yes</b>	Waterfront: <b>No</b>
Rental Income: <b>YES</b>	Road Type: <b>Survey: No</b>	
Yr.Built: <b>2007</b>		
Construction Status: <b>Exists</b>		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16 X 12	2ND FLOOR	BEDROOM	10.8 X 11.9
MAIN FLOOR	DINING ROOM	12 X 11.7	2ND FLOOR	BEDROOM	13.9 X 11.9
MAIN FLOOR	KITCHEN	15.9 X 16	2ND FLOOR	LAUNDRY	10.8 X 8
MAIN FLOOR	FAMILY ROOM	15.9 X 11	LOWER LEVEL	LIVING ROOM	13.9 X 15.4
MAIN FLOOR	FOYER	8 X 12	LOWER LEVEL	KITCHEN	17 X 10.5
2ND FLOOR	MASTER BEDROOM	18.6 X 13.7	LOWER LEVEL	BEDROOM	14.8 X 8.6