



Status: Sold	MLS® #: 441805000208100
Address: 1791 HIGHWAY #118 E City: BRACEBRIDGE, P1L 1X1 Side of Road: North	
Elem Schl: MUSKOKA FALLS Sec. School: BMLSS	
Lot Size: 335' X IRREGULAR / 2.32 ACRES Square Footage: 1,300 Ttl Liv Sq Ft.: 2,400 S.R.A.: N/A	District: BB Sub-Dist: BRACE Zoning: RES
Possession: 90 DAYS Closed: 15-JUL-2008	

Public Info. Great family home just 14 kms from Bracebridge. Enjoy the 4 season Muskoka room or the 3 season screened in porch. With hardwood and ceramic throughout, this 5 bedroom home is more than ready for a busy growing family. The 40' x 60' Quonset Hut is idea for any contractor leaving the double detached garage for vehicles.

Type: Single Family Style: Side Split, Bung - Raised Title to Land: Freehold Property Size: 1.0 -2.99 Acres Land Features: Cleared, Landscaped, Fenced, Wooded/Treed Access: Year Round Municipal Road WF Features: None Accessory Buildings: Storage Building	Heating: Electric, Propane, Baseboard Garage Type: Detached, Double Water: Well, Drilled Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up Rental Equipm.: Flooring: Wood, Ceramic/Marble	Exterior: Alum/Vinyl, Brick Driveway: Double, Gravel Foundation: Wood Int.Features: Central Air, Air Exchanger, Whirlpool Tub, Family Room, Fireplace-Gas, Hardwood Flrs, Laund-Main Fl, Storage Room Ext. Features: Deck, Fenced Yard, Greenhouse, Satellite Dish Roof: Asphalt Shingle
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Inclusions All existing light fixtures and window coverings.
Exclusions Pellet stove and all appliances.

Bedrooms: 3+2 Bathrooms: 2 \ 1 Rental Income: Year Built: 1989 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: No	Garage: Yes Gar.Details: DOUBLE DETACHED Waterfront: No Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13'2 X 17'4	LOWER LEVEL	REC ROOM	12' X 27'
MAIN FLOOR	DINING ROOM	10'2 X 10'	MAIN FLOOR	DEN/OFFICE	9'5 X 10'6
MAIN FLOOR	KITCHEN	14' X 10'	MAIN FLOOR	FOYER	6' X 5'
MAIN FLOOR	MASTER BEDROOM	13' X 11'3	MAIN FLOOR	OTHER	15' X 21' MUSKOKA RM
MAIN FLOOR	BEDROOM	12' X 13'	MAIN FLOOR	OTHER	11'6 X 16' SUNROOM
MAIN FLOOR	BEDROOM	9'8 X 11'	MAIN FLOOR	BATH (# pieces 1-6)	1 - 2PC
LOWER LEVEL	BEDROOM	11'6 X 11'	MAIN FLOOR	BATH (# pieces 1-6)	2 - 4PC - 1 ON LOWER

Assessment: \$224000	Taxes: \$1100 (2007)	Improvement Charges:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge : -M57		