



Price: <b>\$319,000</b> Status: <b>Sold</b>	MLS® #: <b>440202000701500</b>
Address: <b>19 PINERIDGE GATE</b> City: <b>GRAVENHURST, P1P 1Y4</b> Side of Road:	
Elem Schl: <b>GPS/MONCK/MMO</b> Sec. School: <b>GHS/ST DOM'S</b>	
Lot Size: <b>64' X 140' X IRREGULAR</b> Square Footage: <b>1,985</b> Ttl Liv Sq Ft.: S.R.A.: <b>N/A</b>	District: <b>GH</b> Sub-Dist: <b>GRAVE</b> Zoning: <b>RES</b>
Possession: Closed: <b>21-AUG-2009</b>	

**Public Info.** From the moment you drive in you will notice the many upgrades this beautiful bungalow has to offer such as the tumbled stone interlocking drive and double garage. Visit the rear yard and you will be delighted to see a rare find. It backs on to parkland affording wonderful privacy. The interior is very spacious. This home can boast 2 Master bedrooms with ensuite baths. Features include a separate dining room, open concept kitchen and main floor 4 season sunroom/family room that walks out to a lovely deck and private yard. Enjoy the low maintenance of Alurex gutterguards, phantom screens, central vac, garage door opener and ease of move with the inclusion of 5 appliances and custom blinds throughout. Wonderful value in this active adult community.

Type: <b>Single Family Bungalow</b> Style: Title to Land: <b>Freehold</b> Property Size: <b>Under 0.5 Acres</b> Land Features: <b>Landscaped, Level, Wooded/Treed</b> Access: <b>Year Round Municipal Road</b> WF Features: <b>None</b> Accessory Buildings: <b>Storage Building</b>	Heating: <b>Natural Gas, Forced Air</b> Garage Type: <b>Attached, Double</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Services: Rental Equipm.: <b>None</b> Flooring: <b>Carpet, Cushion/Tile/Lino, Wood</b>	Exterior: <b>Alum/Vinyl</b> Driveway: <b>Double, Interlocking</b> Foundation: <b>Crawl</b> Int.Features: <b>Central Air, Central Vacuum, Alarm System, Whirlpool Tub, Ensuite</b> Ext. Features: <b>Deck</b> Roof: <b>Asphalt Shingle</b>
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**Inclusions** Fridge, stove, dishwasher, washer, dryer, remotes (2), all custom blinds.  
**Exclusions** Freezer, dining room fixture, front bedroom drapes.


Bedrooms: <b>2</b> Bathrooms: <b>2 \</b> Rental Income: <b>NO</b> Year Built: <b>1997</b> Construction Status: <b>Exists</b>	Sign: <b>No</b> Lockbox: <b>Yes</b> Road Type: <b>Municipal</b>	UFFI: <b>NO</b> SPIS: <b>Completed</b> Survey: <b>No</b>	Garage: <b>Yes</b> Gar.Details: <b>DOUBLE ATTACHED (MEZZANINE STORAGE)</b> Waterfront: <b>No</b> Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15' 10 X 16'	MAIN FLOOR	BEDROOM	17' X 12'
MAIN FLOOR	DINING ROOM	12' X 12'	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	KITCHEN	12' X 13'6	MAIN FLOOR	OTHER	12' X 8' BREAKFAST
MAIN FLOOR	FOYER	8' X 13'	MAIN FLOOR	FAMILY ROOM	27' X 12'
MAIN FLOOR	MASTER BEDROOM	16' X 12'	MAIN FLOOR	LAUNDRY	5'6 X 4'
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	4 PC			

Assessment: **\$305000** Taxes: **\$3675 (2008)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge - M57**  
Sale Price: **\$315,000** Sold: **17-JUN-2009**



Compliments of: **JENNIFER STILSON, Sales Person: 705-645-5281**  
E-mail: [jennifer@soldonmuskoka.com](mailto:jennifer@soldonmuskoka.com)  
Company Name: **RE/MAX LAKE COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M57, INDEPENDENTLY OWNED AND OPERATED: 705-645-5281**

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