



Status: Sold	MLS® #: 441803000600743
Address: 1 ROCKWELL AVE City: BRACEBRIDGE, P1L 1A6 Side of Road:	
Elem Schl: MONCK/MMO Sec. School: BMLSS/ST.DOM'S	
Lot Size: 119.41 X 197.5 Square Footage: 2,275 Ttl Liv Sq Ft.: S.R.A.: N/A	District: BB Sub-Dist: BRACE Zoning: RES
Possession: Closed: 07-JUN-2008	

Public Info. This well appointed custom built home was designed with family, friends and entertaining in mind. The great room boasts a built in surround sound system complete with ceiling speakers and gas fireplace. Custom maple cabinets, dining nook and breakfast bar are all features of the kitchen. Custom upgrades include central vac with kick plate vents, central air, unified pressure system, in ground sprinkler system, invisible fencing, house alarm, plus much, much more. All you need to do is just move in and enjoy.

Type: Single Family Style: 2 Storey Title to Land: Freehold Property Size: 0.5 -0.99 Acres Land Features: Cleared, Landscaped, Level Access: Year Round Municipal Road WF Features: Accessory Buildings:	Heating: Natural Gas, Forced Air Garage Type: Attached, Double Water: Municipal Sewer: Septic Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up Rental Equipm.: Hot Water Tank Flooring: Carpet, Wood, Ceramic/Marble	Exterior: Alum/Vinyl Driveway: Double, Paved Foundation: Concrete, Full, Fully Finished, Walkout Int.Features: Central Air, Central Vacuum, Alarm System, Ensuite, Dining Room, Family Room, Fireplace-Gas, Laund-Main Fl Ext. Features: Deck, Sprinkler Sys Roof: Asphalt Shingle
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Inclusions Built-in dishwasher and microwave, stove, all custom blinds, garage door opener & 2 remotes.
Exclusions Dining room chandelier, electric fireplace in master bedroom.

Bedrooms: 3+1 Bathrooms: 2 \ 1 Rental Income: NO Year Built: 2003 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: No	Garage: Yes Gar.Details: DOUBLE ATTACHED Waterfront: No Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18'8 X 11'8	MAIN FLOOR	LAUNDRY	5'5 X 11'
MAIN FLOOR	DINING ROOM	COMBINED W/ LIVINGRM	2ND FLOOR	MASTER BEDROOM	15'6 X 13'10
MAIN FLOOR	KITCHEN	11' X 14'	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	5 PC
MAIN FLOOR	FOYER	6'5 X 6'	2ND FLOOR	BEDROOM	12'1 X 13'3
MAIN FLOOR	FAMILY ROOM	19'7 X 16'2	2ND FLOOR	BEDROOM	12'1 X 13'3
MAIN FLOOR	DINING NOOK	9' X 13'	2ND FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BATH (# pieces 1-6)	2 PC	LOWER LEVEL	BEDROOM	10'2 X 12'9

Assessment: \$343000	Taxes: \$3000 (2007)	Improvement Charges:
Condo Fee:		Mobile/Leased Land F:
Listing Office: Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge : -M57		