



Muskoka Harbourfront - The Lakeside Association of REALTORS®

Price: \$269,000	MLS® #: 481700571
Status: Sold	
Sale Price: \$268,000	
Address: 24 DURHAM RD	
City: BRACEBRIDGE, P1L 0B7	
Side of Road: East	
Elem Schl: MONCK/MMO	
Sec. School: BMLSS/ST DOMS	
Lot Dimension/Acreage: CONDO.	Major Area: MH
Zoning Source: Other	District: BB
SQ.FT. above: 1,248	Sub-Dist: MONCK
Total SqFt Finished: 2,500	Zoning: RES
Shore Road Allowance (SRA): N/A	
Possession: 60 DAY	
Closed: 01-SEP-2015	

MUSKOKA RIVER
Exposure: **West**

Public Info. This 1+2 bedroom/3 bath, executive condo is a great find for personal; investment or rental purposes. The bright open concept main floor boasts hardwood floors, beautiful floor to ceiling stone fireplace with gas insert and custom blinds on all windows. The gourmet kitchen comes complete with glass tile backsplash, granite counters, stainless appliances, garberator, pantry cupboard with custom sliders, not to mention upgrade of all lighting and fixtures. The main floor master suite is a cozy sanctuary at days end and again complete with 4 pc ensuite including double vanity, soaker tub and glass shower with all fixtures being upgraded from builder grade. The lower level has been completely finished with large rec room and two additional guest rooms. In addition the lower level has another four piece bath that has been exquisitely done. Main floor laundry has ample storage space and has access to the single car garage. Solar panels on roof.

Directions Wellington Street to Santa's Village Rd to Waterways Complex - stay left to Durham to SOP

Type: Condominiums	Heating/Mechanical: Central Air, Energy Efficient, Forced Air, Natural Gas	Exterior: Stone
Style: Condo Townhouse	Garage Type: Attached, Single	Driveway: Paved, Single
Title to Land: Condominium Act	Water: Municipal	Foundation: Block, Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Basement: Full, Fully Finished
Land Features: Cleared, Fenced	Utilities/Services: Cable, Electricity, Internet-high speed, Natural gas, Telephone	Interior Features: Main Floor Family Room, Main Floor Laundry, Central Air, Fireplace-Gas, Hardwood Flrs, Recroom
Access: Year Round Private Road	Rental Equipm.: Other	Ext. Features: Balcony/Deck/Patio
Waterfront Features: Waterfront (Deeded)	Lease-To-Own Equip: Other	Roof: Asphalt Shingle
Shoreline: Other		Flooring: Tile, Wood
Accessory Buildings: None		

Easements/Restrictions: **Easement**

Inclusions Dishwasher, Dryer, Garage Door Opener(s), Garbage Disposal, Microwave, Refrigerator, Stove, Washer, Window Coverings
Exclusions n/a

Bedrooms: 1+2	Sign: Yes	Garage: Yes
Bathrooms: 2 \ 1	SPIS: No	Waterfront: Yes Body of Water Type: RIVER
Rental Income: POTENTIAL	Road Type: Private	
Yr.Built: 2011	Survey: No	
Construction Status: Exists	CSA/ABS#: N/A	Serial #: N/A

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15' X 20'	LOWER LEVEL	BEDROOM	13'1 X 13'9
MAIN FLOOR	DINING ROOM	10' X 11'	LOWER LEVEL	BATH (# pieces 1-6)	1 4PC
MAIN FLOOR	KITCHEN	10' X 11'	LOWER LEVEL	UTILITY	
MAIN FLOOR	MASTER BEDROOM	11' X 15'	MAIN FLOOR	BATH (# pieces 1-6)	1 4PC
LOWER LEVEL	REC ROOM	15' X 19'9	MAIN FLOOR	BEDROOM	1 2PC
LOWER LEVEL	BEDROOM	11'3 X 13'9	MAIN FLOOR	LAUNDRY	

Full Assessed Value: **\$229,000** Phased Assessment: **229000 (2015)**
Taxes: **\$3224 (2014)** Improvement / Capital Chgs: **0**

Condo Fee: **250.00** Mobile/Leased Land Fee: **0**