



Status: Sold	MLS® #: 441803000700501
Address: 28 COATES AVE City: BRACEBRIDGE, P1L 1T9 Side of Road:	
Elem Schl: MONCK/MMO Sec. School: BMLSS/ST. DOM	
Lot Size: 56.26' X IRREGULAR / 0.19 ACRES Square Footage: 1,550 Ttl Liv Sq Ft.: S.R.A.: N/A	District: BB Sub-Dist: BRACE Zoning: RES
Possession: TBA Closed: 13-FEB-2007	

Public Info. Enjoy family living in the much sought after Covered Bridge neighbourhood. This unique home offers loft style den, oversized master bedroom with ensuite. Fully finished walkout basement to well kept yard. Entertain your family and friends this holiday season in this warm and inviting home.

Type: Single Family Style: 2 Storey Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Cleared, Landscaped, Level Access: Year Round Municipal Road WF Features: Accessory Buildings:	Heating: Natural Gas Garage Type: Attached, Double Water: Municipal Sewer: Municipal Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up Rental Equipm.: None Flooring: Carpet, Ceramic/Marble	Exterior: Alum/Vinyl Driveway: Double, Paved Foundation: Concrete, Fully Finished Int.Features: Air Exchanger, Ensuite Ext. Features: Deck, Sprinkler Sys Roof: Asphalt Shingle
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Inclusions All existing window coverings and blinds, stove, microwave, dishwasher, satellite dish, garage door opener and two remotes.
Exclusions Chandelier in Living Room, suspended bike racks in garage and kayak stands.

Bedrooms: 2+1 Bathrooms: 3 \ 1 Rental Income: NO Year Built: Construction Status: Exists	Sign: Yes UFFI: NO Lockbox: Yes SPIS: Completed Road Type: Municipal Survey: No	Garage: Yes Gar.Details: ATTACHED DOUBLE Waterfront: No Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13'8 X 15'9	2ND FLOOR	MASTER BEDROOM	15'11 X 15'9
MAIN FLOOR	DINING ROOM	9'4 X 7'3	2ND FLOOR	BEDROOM	9'11 X 11'7
MAIN FLOOR	KITCHEN	9'9 X 8'9	2ND FLOOR	DEN/OFFICE	9'5 X 10'
MAIN FLOOR	LAUNDRY	8'5 X 10'8	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BATH (# pieces 1-6)	2 PC	LOWER LEVEL	REC ROOM	20'7 X 10'
2ND FLOOR	BATH (# pieces 1-6)	4 PC	LOWER LEVEL	BATH (# pieces 1-6)	4 PC

Assessment: **\$256000** Taxes: **\$3300 (2006)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge : -M57** **Re/MAX Lake Country Realty Inc., Brokerage, Gravenhurst -M55**

Sale Price: Sold: **07-DEC-2006**