



Price: <b>\$214,000</b>	MLS® #: <b>481160139</b>
Status: <b>Sold</b>	
Sale Price: <b>\$204,000</b>	
Address: <b>31 WOODLAND DR</b>	
City: <b>BRACEBRIDGE, P1L 1M3</b>	
Side of Road: <b>South</b>	
Elem Schl: <b>BPS/MMO</b>	
Sec. School: <b>BMLSS/ST DOMS</b>	
Lot Dimension/Acreage: <b>66 X 132</b>	Major Area: <b>MH</b>
Zoning Source: <b>MPAC</b>	District: <b>BB</b>
SQ.FT. above: <b>1,000</b>	Sub-Dist: <b>BRACE</b>
Total SqFt Finished: <b>1,000</b>	Zoning: <b>RES</b>
Shore Road Allowance (SRA):	
Possession: <b>TBA</b>	
Closed: <b>31-JUL-2015</b>	

Exposure: **North**

**Public Info.** Great family home in a lovely established residential neighbourhood close to hospital, schools and down town shopping. This three bedroom home has numerous upgrades, namely a total kitchen renovation, new flooring in principal rooms, bathroom updated, all new interior doors, new lights and ceiling fans, finished laundry room in lower level, new 40 year shingles in 2014 ( warranty transferable), upgraded electrical, some windows replaced, fencing and landscaping. Great home just waiting for a new family to move in and enjoy.

**Directions** Manitoba Street to Ann Street to Aubrey Street to Woodland to SOP

Type: <b>Single Family</b>	Heating/Mechanical: <b>Forced Air, Natural Gas</b>	Exterior: <b>Aluminum</b>
Style: <b>Bungalow - Raised</b>	Garage Type: <b>None</b>	Driveway: <b>Double, Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation: <b>Block, Concrete, Stone</b>
Property Size: <b>0.5 -0.99 Acres</b>	Sewer: <b>Municipal</b>	Basement: <b>Full, Partially Finished</b>
Land Features: <b>Landscaped, Level, Partially Fenced</b>	Utilities/Services: <b>Cell Service, Garbage Pickup, Internet-high speed, Natural gas, Street Lights, Telephone</b>	Interior Features: <b>Main Floor Family Room</b>
Access: <b>Year Round Municipal Road</b>	Rental Equipm.: <b>Water Heater</b>	Ext. Features: <b>Balcony/Deck/Patio</b>
Accessory Buildings: <b>None</b>	Lease-To-Own Equip: <b>None</b>	Roof: <b>Asphalt Shingle</b>
		Flooring: <b>Cushion/Vinyl/Lino, Laminate</b>

Easements/Restrictions: **None**

**Inclusions** Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings

**Exclusions** Wine Rack in Kitchen and Living Room Mirror

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	Garage: <b>No</b>
Bathrooms: <b>1 \ 0</b>	SPIS: <b>Yes</b>	Waterfront: <b>No</b>
Rental Income: <b>POTENTIAL</b>	Road Type: <b>Survey: No</b>	
Yr.Built:		
Construction Status: <b>Exists</b>		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	11 X 19	MAIN FLOOR	FOYER	9 X 6
MAIN FLOOR	KITCHEN	14 X 9	MAIN FLOOR	MUD ROOM	9 X 9
MAIN FLOOR	MASTER BEDROOM	12 X 9	LOWER LEVEL	LAUNDRY	21 X 18
MAIN FLOOR	BEDROOM	11 X 8	LOWER LEVEL	REC ROOM	21 X 15
MAIN FLOOR	BEDROOM	11 X 7	LOWER LEVEL	OTHER	21 X 11
MAIN FLOOR	BATH (# pieces 1-6)	4 PC			

Full Assessed Value: **\$178,000**

Phased Assessment: **174250 (2015)**

Taxes: **\$2136 (2014)**

Improvement / Capital Chgs:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M220**

Sale Price: **\$204,000** Sold: **11-JUN-2015**