



MUSKOKA RIVER
 Water Frontage: **85.00** Exposure: **West**

Public Info. Located on a quiet cul-de-sac on the Muskoka River in mid-town Bracebridge this low-maintenance fully renovated, immaculately kept bungalow also offers access to the big Lake. Recently updated with a new double garage, new kitchen, appliances and more, it's the perfect home for someone who loves the waterfront but wants the amenities of living in town. Gas heat, air, municipal water and sewer, sprinkler system, cable etc. One of the best exposures on the river, lots of dock space, good swimming and more.

Type: Single Family Bungalow	Heating: Natural Gas, Forced Air, Central Air	Exterior: Alum/Vinyl
Style: Freehold	Garage Type: Attached, Double, Door Opener	Driveway: Double
Title to Land: Under 0.5 Acres	Water: Municipal	Foundation: Block
Property Size: Landscaped, Waterfront	Sewer: Municipal	Int.Features: Central Air, Central Vacuum, Fireplace-Gas, Laundry, Recroom, Storage Room
Land Features: Year Round Municipal Road	Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up	Ext. Features: Deck, Dock, Sprinkler Sys
Access: Water Frontage, Water View	Rental Equipm.: Water Heater	Roof: Asphalt Shingle
WF Features: Storage Building	Flooring: Carpet, Cushion/Tile/Lino, Wood	

Inclusions Fridge, stove, dishwasher, washer & gas dryer.
Exclusions

Bedrooms: 4	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details: ATTACHED DOUBLE
Bathrooms: 2 \	Lockbox: Yes	SPIS: Completed	Waterfront: Yes	Body of Water Type: RIVER
Rental Income: POTENTIAL	Road Type: Municipal	Survey: Yes		
Year Built: 1971				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	22' X 12'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	DINING ROOM	20'6 X 11'6	LOWER LEVEL	REC ROOM	18'9 X 16'2
MAIN FLOOR	KITCHEN	COMBINED W/ DININGRM	LOWER LEVEL	BEDROOM	16'2 X 12'2
MAIN FLOOR	MASTER BEDROOM	19'9 X 10'	LOWER LEVEL	BEDROOM	12'2 X 10'9
MAIN FLOOR	BEDROOM	10'2 X 9'	LOWER LEVEL	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	OTHER	18' X 12' MUSKOKA RM			

Assessment: **\$301000** Taxes: **\$3758 (2008)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge :**

Sale Price: **\$367,500** Sold: **18-JUN-2009**



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

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.

Price: \$389,000	MLS® #: 441801001506000
Status: Sold	
Address: 33 DAWSONWOOD DR City: BRACEBRIDGE, P1L 1G5 Side of Road: West	
Elem Schl: BPS, O'LEARY Sec. School: BMLSS, ST. DOM'S	
Lot Size: 85' X 204' X 80' X 167'	District: BB
Square Footage: 1,123	Sub-Dist: MACAU
Ttl Liv Sq Ft.: 2,440	Zoning: RES
S.R.A.: Close	
Possession: TBA	
Closed: 02-SEP-2009	