



Price: <b>\$173,000</b> Status: <b>Sold</b>	MLS® #: <b>441801001502113</b>
Address: <b>35 SOUTHBANK DR</b> City: <b>BRACEBRIDGE, P1L 1G2</b> Side of Road: <b>North</b>	
Elem Schl: Sec. School:	
Lot Size: <b>N/A</b> Square Footage: <b>1,100</b> Square Footage Details: Ttl Liv Sq Ft.: <b>1,400</b> S.R.A.: <b>N/A</b>	District: <b>BB</b> Sub-Dist: <b>MACAU</b> Zoning: <b>RES CONDO</b>
Possession:	

**MUSKOKA RIVER**

**Public Info.** Enjoy this 2+1 bedroom, end unit Condo in quiet established complex located on the Muskoka River. Oak hardwood floors grace the living room and dining room both boasting private wooded views. Kitchen has ample space for all your cooking and pre-space needs. Lower level has been completely finished, complete with walk out to private covered deck and patio area. Grounds are landscaped and pathways are in place leading to private boat docking and tennis courts.

Type: <b>Condominiums</b> Style: <b>Condo Townhouse</b> Title to Land: <b>Condo</b> Property Size: <b>Unknown</b> Land Features: <b>Landscaped, Wooded/Treed</b> Access: <b>Year Round Municipal Road, Private Docking</b> WF Features: <b>See Remarks</b> Accessory Buildings:	Heating: <b>Electric, Baseboard</b> Garage Type: <b>Parking Space(s)</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Services: <b>Electricity, Telephone, Cable, Street Lights</b> Rental Equipm.: <b>None</b> Flooring: <b>Carpet, Wood, Ceramic/Marble</b>	Exterior: <b>Wood</b> Driveway: <b>Paved, Private Parking</b> Foundation: <b>Concrete, Fully Finished, Walkout</b> Int.Features: <b>Dining Room, Hardwood Flrs, Laundry, Recroom</b> Ext. Features: <b>Deck</b> Roof: <b>Asphalt Shingle</b>
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**Inclusions** Fridge, Stove, Built-In Dishwasher, all existing light fixtures, bathroom mirrors and window blinds  
**Exclusions** Fireplace in Living Room, All Draperies and Hardware, Washer & Dryer

Bedrooms: <b>2+1</b> Bathrooms: <b>1 \ 1</b> Rental Income: <b>POTENTIAL</b> Year Built: Construction Status: <b>Exists</b>	Sign: <b>Yes</b> Lockbox: <b>Yes</b> Road Type: <b>Municipal</b>	UFFI: <b>NO</b> SPIS: <b>Completed</b> Survey: <b>No</b>	Garage: <b>No</b> Waterfront: <b>Yes</b>	Gar.Details: <b>NONE</b> Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13' X 12'	2ND FLOOR	BEDROOM	12' X 11'
MAIN FLOOR	DINING ROOM	13' X 9'	LOWER LEVEL	BEDROOM	10' X 9'
MAIN FLOOR	KITCHEN	12' X 9'	LOWER LEVEL	REC ROOM	20' X 9'
MAIN FLOOR	BATH (# pieces 1-6)	2 PC	LOWER LEVEL	LAUNDRY	10' X 9'
2ND FLOOR	MASTER BEDROOM	16' X 12'			

Full Assessed Value: **\$191000**      Phased Assessment: **170000 (2010)**  
Taxes: **\$2000 (2009)**      Improvement Charges:

Condo Fee: **175.00**      Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M221**