



Price: \$209,000 Status: SOLD	MLS® #: 440201001107800
Address: 501 JOHN ST N City: GRAVENHURST, P1P 1G2 Side of Road: West	
Elem Schl: GPS Sec. School: GHS	
Lot Size: 66 X 132 Square Footage: 1,740 Ttl Liv Sq Ft.: S.R.A.: N/A	District: GH Sub-Dist: MUSKO Zoning: RES
Possession: TBA	

Public Info. This 3 bedroom, 2 storey, extremely solid home in the heart of mid-town Gravenhurst features hardwood floors, a modern updated eat-in kitchen, separate dining room, fireplace, gas heat, main floor family room, new bathrooms and boasts move-in condition. The nice high, dry, bright basement offers access to the back yard. Truly a must-see.

Type: Single Family Style: 2 Storey Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Landscaped, Level Access: Year Round Municipal Road WF Features: Accessory Buildings:	Heating: Natural Gas, Forced Air Garage Type: None Water: Municipal Sewer: Municipal Services: Electricity, Natural gas, Garb Pick-Up Rental Equipm.: Hot Water Tank Flooring: Carpet, Wood, Ceramic/Marble	Exterior: Alum/Vinyl Driveway: Gravel Foundation: Concrete, Unfinished, Full, Walkout Int.Features: Fireplace(s), Fammr-Main Fl, Hardwood Flrs, Laundry Ext. Features: Roof: Asphalt Shingle
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Inclusions Fridge, Stove, Dishwasher, Washer, Dryer
Exclusions

Bedrooms: 3 Bathrooms: 1 \ 1 Rental Income: POTENTIAL Year Built: 1940 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: No	Garage: No Waterfront: No Gar.Details: Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17'11X10'9	2ND FLOOR	BEDROOM	11'4X10.10
MAIN FLOOR	KITCHEN	16'5X11'9	BASEMENT	LAUNDRY	11'4X25'3
MAIN FLOOR	FAMILY ROOM	22'9X15'3	BASEMENT	OTHER	11'1X25'4
2ND FLOOR	MASTER BEDROOM	11'10X11'2	MAIN FLOOR	BATH (# pieces 1-6)	1-2PC
2ND FLOOR	BEDROOM	10'6X7'6	2ND FLOOR	BATH (# pieces 1-6)	1-4PC

Assessment: **\$197,000** Taxes: **\$1066 (2009)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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



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

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