



Price: **\$724,000**
 Status:
 Sale Price: MLS® #: **481700319**

Address: **52 BROFOCO DR**
 City: **BRACEBRIDGE, P1L 1C9**
 Side of Road: **South**

Elem Schl: **MONCK/MMO**
 Sec. School: **BMLSS/SDSS**

Lot Dimension/Acreage: 103X262X100X277	Major Area: MH
Zoning Source: Other	District: BB
SQ.FT. above: 2,930	Sub-Dist: MONCK
Total SqFt Finished: 2,930	Zoning: RES
Shore Road Allowance (SRA): Not Owned	
Road Access: Yes	

MUSKOKA RIVER
 Water Frontage: **103.00** Exposure: **South**

Possession: **TBA**
 Closed: **20-JUN-2016**

Public Info. A rare opportunity to live in one of the most sought after neighbourhoods on the Muskoka River in the Town of Bracebridge. Exquisite residential home which has been lovingly cared for and professionally upgraded. Open concept Great Room and Kitchen is an absolute paradise for the entertainer in you. Both Living Room and Family Room lead to deck areas and park like back yard complete with Wendy Shed, Garden Shed and large oversized cedar dock at water's edge. This 3 bedroom/2 bath home also has a separate main floor family room, large mud/laundry room and expansive games room for the kids. This is an absolute jewel of a home and pride of ownership is evident from the moment you enter. Definitely a one of a kind opportunity for in town waterfront living.

Directions Wellington to Santa's Village Road to Brofoco Dr. to SOP

Type: Single Family	Heating/Mechanical: Central Air, Energy Efficient, Fireplace - Gas, Forced Air, Hot Water on Demand, Natural Gas	Exterior: Partial Brick
Style: Bungalow - Ranch	Garage Type: Attached, Double, Inside Entry	Driveway: Double, Paved
Title to Land: Freehold	Water: Municipal	Foundation: Block
Property Size: 0.5 -0.99 Acres	Sewer: Municipal	Basement: Partially Finished
Land Features: Landscaped, Level	Utilities/Services: Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Street Lights, Telephone	Interior Features: Fireplace(s), Main Floor Family Room, Main Floor Laundry, Main Floor Master
Access: Year Round Municipal Road	Rental Equipm.: None	Ext. Features: Privacy, Balcony/Deck/Patio
Waterfront Features: Dock, Water Frontage	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Deep, Sandy, Shallow		Flooring: Carpet, Ceramic Tile, Cushion/Vinyl/Lino, Wood
Accessory Buildings: Bunkie		

Easements/Restrictions: **None**

Inclusions Dishwasher, Dock, Dryer, Garage Door Opener(s), Microwave, Refrigerator, Satellite Dish, Storage Shed, Stove, Washer, Window Coverings
Exclusions Living Room Chandelier and Wall Sconces, Stand Up Freezer and Refrigerator in Basement

Bedrooms: 3	Sign: Yes	Garage: Yes
Bathrooms: 2 \	SPIS: No	Waterfront: Yes Body of Water Type: RIVER
Rental Income: NO	Road Type: Survey: No	
Yr.Built: 1968	CSA/ABS#: N/A Serial #: N/A	
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	19'6" X 13'	MAIN FLOOR	BEDROOM	11'6" X 10'
MAIN FLOOR	DINING ROOM	22' X 14'	MAIN FLOOR	FOYER	8' X 8'
MAIN FLOOR	KITCHEN	15' X 11'	MAIN FLOOR	MUD ROOM	15' X 13'
MAIN FLOOR	FAMILY ROOM	18' X 16'	2ND FLOOR	GAMES ROOM	24' X 20'6"
MAIN FLOOR	MASTER BEDROOM	14' X 12'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BEDROOM	12' X 10'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Full Assessed Value: **\$552,000** Phased Assessment: **547500 (2015)**
 Taxes: **\$7800 (2014)** Improvement / Capital Chgs: **N/A**

Condo Fee: **0** Mobile/Leased Land Fee: **0**