



Price: \$189,000 Status: Sold Sale Price: \$190,000	MLS® #: 441801000806500
Address: 58 AUBREY ST City: BRACEBRIDGE, P1L 1L9 Side of Road: West	
Elem Schl: BPS/MMO Sec. School: BMLSS/ST DOMS	
Lot Size: 50 X 132 Square Footage: 900 Square Footage Details: Ttl Liv Sq Ft.: 1,150 S.R.A.: N/A	District: BB Sub-Dist: BRACE Zoning: RES
Possession: Closed: 14-MAY-2010	

Public Info. Move right in to this neat as a pin three bedroom 1.5 storey home. Main floor boasts beautiful hardwood floors with spacious living room leading to a screened in porch/deck; also master bedroom and 4 pc bath, making main floor living a snap. Second floor offers two additional bedrooms. Lower level is completely finished with rec room, laundry and storage. If this is not enough, electrical system has been upgraded to 100 amp service with breakers and a new steel roof (2009). This home is ideal for first time homebuyers or retirees with many amenities just a stroll away!!!

Type: Single Family Style: 1.5 Storey Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Level, Partially Fenced Access: Year Round Municipal Road WF Features: None Accessory Buildings: Storage Building	Heating: Natural Gas, Forced Air, Energy Efficient Garage Type: None Water: Municipal Sewer: Municipal Services: Electricity, Telephone, Natural gas, Garb Pick-Up, Street Lights Rental Equipm.: Hot Water Tank Flooring: Carpet, Cushion/Tile/Lino, Wood	Exterior: Alum/Vinyl Driveway: Paved, Single Foundation: Concrete, Fully Finished Int.Features: Broadloom, Hardwood Flrs, Laundry Ext. Features: Deck Roof: Metal
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Inclusions FRIDGE AND STOVE
Exclusions

Bedrooms: 3 Bathrooms: 1 \ Rental Income: POTENTIAL Year Built: 1948 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: No Waterfront: No	Gar.Details: NONE Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15' 10 X 11' 7	LOWER LEVEL	REC ROOM	22' 7 X 10' 8
MAIN FLOOR	KITCHEN	7' 7 X 18	LOWER LEVEL	LAUNDRY	7' 3 X 5
MAIN FLOOR	MASTER BEDROOM	9' 3 X 11' 7	LOWER LEVEL	STORAGE	7 X 7
2ND FLOOR	BEDROOM	9' 4 X 10' 2	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	11 X 10	MAIN FLOOR	OTHER	11 X 18 SCR. PORCH

Full Assessed Value: **\$134,500**
Taxes: **\$1893 (2009)**

Phased Assessment:
Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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

Sale Price: **\$190,000** Sold: **08-APR-2010**