



Price: **\$299,900**
 Status: **Sold**
 Sale Price: **\$285,000**

MLS® #: **481710223**

Address: **66 BEAUMONT DR**
 City: **BRACEBRIDGE, P1L 1X2**
 Side of Road:

Elem Schl: **BPS/MMO**
 Sec. School: **BMLSS/ST DOMS**

Lot Dimension/Acreage: 30 X 270	Major Area: MH
Zoning Source: MPAC	District: BB
SQ.FT. above: 1,800	Sub-Dist: BRACE
Total SqFt Finished: 1,800	Zoning: RES
Shore Road Allowance (SRA): N/A	

MUSKOKA RIVER
 Water Frontage: **30.00** Exposure: **West**

Possession: **TBA**
 Closed: **28-AUG-2015**

Public Info. Enjoy all this lovely 3-bedroom/2 bath, Muskoka River waterfront home has to offer. With large spacious kitchen, separate dining area, bright and sunny four-season Muskoka room and large living room, space will never be an issue. Numerous upgrades have been done recently, roof reshingled and new dock in 2011, interlocking brick patio and fencing in 2010. Interior upgrades have also been done, with main floor bathroom renovation, new flooring, and insulation, just to name a few. So take advantage of living on the water for under \$300,000 within minutes of all amenities of Bracebridge.

Directions Wellington Street to Beaumont Drive to SOP

Type: Single Family	Heating/Mechanical: Forced Air, Natural Gas	Exterior: Alum/Vinyl
Style: 2 Storey	Garage Type: Detached, Single	Driveway: Paved, Single
Title to Land: Freehold	Water: Municipal	Foundation: Block, Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Basement: Crawl
Land Features: Landscaped, Level, Partially Fenced, Waterfront	Utilities/Services: Cable, Electricity, Garbage Pickup, Natural gas, Telephone	Interior Features: Main Floor Laundry, Hardwood Flrs
Access: Year Round Municipal Road	Rental Equipm.: Water Heater	Ext. Features: Balcony/Deck/Patio, Dock, Fenced Yard
Waterfront Features: Water Frontage	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Deep		Flooring: Carpet, Cushion/Vinyl/Lino, Wood
Accessory Buildings: Storage Building		

Easements/Restrictions:

Inclusions Dishwasher, Dock, Dryer, Refrigerator, Stove, Washer, Window Coverings
Exclusions Dining Room Light

Bedrooms: 3	Sign: Yes	Garage: Yes
Bathrooms: 2 \	SPIS: No	Waterfront: Yes Body of Water Type: RIVER
Rental Income: POTENTIAL	Road Type: Survey: No	
Yr.Built:		
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	21 X 14	2ND FLOOR	BEDROOM	10'4 X 9'7
MAIN FLOOR	DINING NOOK	12 X 9	MAIN FLOOR	FAMILY ROOM	19 X 12
MAIN FLOOR	KITCHEN	14'6 X 11	MAIN FLOOR	LAUNDRY	11 X 8
2ND FLOOR	MASTER BEDROOM	15 X 12	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
2ND FLOOR	BEDROOM	11 X 9'7	2ND FLOOR	BATH (# pieces 1-6)	4 PC

Full Assessed Value: **\$256,000** Phased Assessment: **256000 (2015)**
 Taxes: **\$3300 (2014)** Improvement / Capital Chgs: **N/A**

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M220**
 Sale Price: **\$285,000** Sold: **29-JUN-2015**