



Price: \$299,000 Status: Sold	MLS® #: 441804001101000
Address: 97 BONNELL RD City: BRACEBRIDGE, P1L 1W9 Side of Road: East	
Elem Schl: MACAULAY/O'LEARY Sec. School: BMLSS/ST. DOMS	
Lot Size: 608.83 X IRREG (2.20 ACRES) Square Footage: 1,200 Ttl Liv Sq Ft.: 2,400 S.R.A.: N/A	District: BB Sub-Dist: MACAU Zoning: RES
Possession:	

Public Info. This lovely open concept bungalow boasts 2+2 bedrooms, three baths, and large great room open to kitchen/dining nook. Existing ceramic enhances new hardwood flooring. Fully finished basement with new carpeting. Three season Muskoka Room offers a mosquito free haven for your outdoor enjoyment. Wonderful floor to ceiling windows offer expansive views over your own private wooded area. If this is not enough the geothermal heating system is ideal for any environmentalist.

Type: Single Family Style: Viceroy Title to Land: Freehold Property Size: 1.0 -2.99 Acres Land Features: Cleared, Wooded/Treed Access: Year Round Municipal Road WF Features: None Accessory Buildings:	Heating: Electric, Other Garage Type: None Water: Well Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up Rental Equipm.: None Flooring: Carpet, Wood, Ceramic/Marble	Exterior: Wood Driveway: Double, Gravel Foundation: Full, Fully Finished Int.Features: Central Air, Ensuite, Built-In Appl, Famm-Main Fl, Hardwood Flrs, Laundry Ext. Features: Deck Roof: Metal
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Inclusions Fridge, Washer, Dryer, All Built In Appliances
Exclusions

Bedrooms: 4 Bathrooms: 3 \ Rental Income: Year Built: 1987 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	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 X 23	LOWER LEVEL	FAMILY ROOM	23 X 16
MAIN FLOOR	DINING NOOK	11 X 11	LOWER LEVEL	DEN/OFFICE	11 X 10
MAIN FLOOR	KITCHEN	11 X 11	LOWER LEVEL	BEDROOM	9 X 10
MAIN FLOOR	MASTER BEDROOM	11 X 16	LOWER LEVEL	BEDROOM	12 X 8
MAIN FLOOR	BEDROOM	9 X 11	LOWER LEVEL	BATH (# pieces 1-6)	1-3PC
MAIN FLOOR	BATH (# pieces 1-6)	1-5PC (EN SUITE)	MAIN FLOOR	OTHER	10 X 11 (MUSK RM)
MAIN FLOOR	BATH (# pieces 1-6)	1-3PC			

Assessment: **\$304000** Taxes: **\$2400 (2008)** 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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