



Price: <b>\$214,000</b> Status: <b>Sold</b>	MLS® #: <b>441801001300700</b>
Address: <b>9 KING ST</b> City: <b>BRACEBRIDGE, P1L 1H4</b> Side of Road:	
Elem Schl: <b>BPS/MMO</b> Sec. School: <b>BMLSS/ST DOMS</b>	
Lot Size: <b>55 X IRREG</b> Square Footage: <b>1,400</b> Square Footage Details: Ttl Liv Sq Ft.: <b>1,400</b> S.R.A.: <b>N/A</b>	District: <b>BB</b> Sub-Dist: <b>BRACE</b> Zoning: <b>RES</b>
Possession:	

**Public Info.** Pride of ownership is evident in this beautiful three bedroom country home. Sun-kissed hardwood floors grace all principal rooms on the main floor and all bedrooms on the second floor. Open concept living room/dining room complete with wood stove makes it ideal for family entertaining or enjoying a relaxing evening at home. Kitchen has built in cook top and stove with laundry area neatly tucked in the end of the kitchen. Recent upgrades and renovations include new windows, new shingles, new energy efficient gas furnace, new exterior doors and flooring. Your private backyard has a stone patio for outdoor dining. Walking trails and downtown are at your door step. Truly a gem of a home!

Type: <b>Single Family</b> Style: <b>2 Storey</b> Title to Land: <b>Freehold</b> Property Size: <b>Under 0.5 Acres</b> Land Features: <b>Landscaped, Level</b> Access: <b>Year Round Municipal Road</b> WF Features: <b>None</b> Accessory Buildings: <b>Storage Building</b>	Heating: <b>Natural Gas, Forced Air, Energy Efficient</b> Garage Type: <b>None</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Services: <b>Electricity, Telephone, Cable, Natural gas, Garb Pick-Up</b> Rental Equipm.: Flooring: <b>Carpet, Cushion/Tile/Lino, Wood</b>	Exterior: <b>Brick</b> Driveway: <b>Gravel</b> Foundation: <b>Concrete, Block, Crawl</b> Int.Features: <b>Woodstove(s), Dining Room, Hardwood Flrs, Laund-Main Fl</b> Ext. Features: <b>Patio</b> Roof: <b>Asphalt Shingle</b>
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**Inclusions** All existing light fixtures and window coverings  
**Exclusions** Fridge, Washer & Dryer

Bedrooms: <b>3</b> Bathrooms: <b>1 \</b> Rental Income: Year Built: <b>1903</b> Construction Status: <b>Exists</b>	Sign: <b>Yes</b> UFFI: <b>NO</b> Lockbox: <b>Yes</b> SPIS: <b>Completed</b> Road Type: <b>Municipal</b> Survey: <b>Yes</b>	Garage: <b>No</b> Gar.Details: Waterfront: <b>No</b> Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13' X 24	2ND FLOOR	MASTER BEDROOM	13' X 13'
MAIN FLOOR	DINING ROOM	COMBO	2ND FLOOR	BEDROOM	8' X 11'
MAIN FLOOR	OTHER	13 X 14	2ND FLOOR	BEDROOM	11' X 10'
MAIN FLOOR	KITCHEN	19' X 7'8	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Full Assessed Value: **\$174000**      Phased Assessment: **156500 (2010)**  
Taxes: **\$2100 (2010)**      Improvement Charges:

Condo Fee:      Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M221** :



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Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE,  
BRACEBRIDGE - M221, INDEPENDENTLY OWNED AND  
OPERATED: 705-645-5281**



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