



Price: \$319,000 Status: Sold	MLS® #: 445302000105300
Address: 1143 CAMEL LAKE RD City: BRACEBRIDGE, P1L 1X4 Side of Road:	
Elem Schl: Sec. School:	
Lot Size: 418' X IRREGULAR / 40.11 ACRES Square Footage: 1,650 Ttl Liv Sq Ft.: 2,700 S.R.A.: N/A	District: BB Sub-Dist: BRACE Zoning: RES
Possession:	

Public Info. This wonderful family home will amaze you from the moment you drive in the private circular driveway. This spacious home offers 3 main floor bedrooms; large bright living room, eat in country kitchen and amazing family dining room. If this is not enough the lower level has large a family room with walkout; another two bedrooms and kitchenette area for possible in-law privileges. You will be charmed by the 2 Muskoka Stone fireplaces both with wood burning inserts. To top off this wonderful brick home, enjoy the 40+ acres of trails, pond and streams. Perennial beds and extensive decking only enhance the natural setting of this property.

Type: Single Family Style: Split Entry, Bung - Raised Title to Land: Freehold Property Size: 10.0 - 49.99 Acres Land Features: Cleared, Landscaped, Level, Stream/Pond, Wooded/Treed Access: Year Round Municipal Road WF Features: Accessory Buildings:	Heating: Oil, Forced Air, Hot Water Garage Type: Attached, Double Water: Well, Drilled Sewer: Septic Services: Electricity, Telephone Rental Equipm.: None Flooring:	Exterior: Brick Driveway: Circular, Gravel Foundation: Concrete, Full, Fully Finished, Walkout Int.Features: Fireplace(s), Dining Room, Laundry Main Fl, Recroom Ext. Features: Deck Roof: Asphalt Shingle
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Inclusions Fridge, Stove, Washer, Dryer.

Exclusions

Bedrooms: 3+2 Bathrooms: 1 \ 1 Rental Income: Year Built: 1987 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: Yes Gar.Details: DOUBLE DETACHED Waterfront: No Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	19'6 X 14'6	MAIN FLOOR	LAUNDRY	10' X 6'
MAIN FLOOR	DINING ROOM	23' X 16'6	MAIN FLOOR	FOYER	6' X 4'4
MAIN FLOOR	KITCHEN	17' X 10'	LOWER LEVEL	REC ROOM	11' X 20'6
MAIN FLOOR	MASTER BEDROOM	10' X 13'	LOWER LEVEL	BEDROOM	11'3 X 13'6
MAIN FLOOR	BATH (# pieces 1-6)	4 PC	LOWER LEVEL	BEDROOM	14' X 10'9
MAIN FLOOR	BEDROOM	11'6 X 12'	LOWER LEVEL	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	BEDROOM	12' X 9'6	LOWER LEVEL	OTHER	10'10 X 16' KITCHETT

Assessment: **\$263000** Taxes: **\$2800 (2009)** 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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