



Price: \$224,000 Status: Sold	MLS® #: 441804000106400
Address: 30 SHERWOOD DR City: BRACEBRIDGE, P1L 1K7 Side of Road:	
Elem Schl: BPS Sec. School: BMLSS	
Lot Size: 66' X 136.15' Square Footage: 1,800 Ttl Liv Sq Ft.: S.R.A.: N/A	District: BB Sub-Dist: BRACE Zoning: RES
Possession:	

Public Info. This in town, three bedroom home is located in a quiet, well established family neighbourhood. Large main floor living, separate dining area, not to mention a eat in kitchen. Lower level offers a perfect spot for family movie night and separate office area. Beautiful back yard has a park like setting with large deck for your enjoyment. Great family home!!!

Type: Single Family Style: Side Split Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Landscaped, Level Access: Year Round Municipal Road WF Features: None Accessory Buildings: Storage Building	Heating: Electric, Baseboard Garage Type: Attached, Single Water: Municipal Sewer: Municipal Services: Electricity, Telephone, Cable, Garb Pick-Up Rental Equipm.: None Flooring: Carpet, Cushion/Tile/Lino	Exterior: Alum/Vinyl, Brick Driveway: Paved Foundation: Concrete, Block, Fully Finished Int.Features: Dining Room, Family Room, Laundry Ext. Features: Deck, Satellite Dish Roof: Asphalt Shingle
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Inclusions Fridge, Stove, Washer, Dryer
Exclusions

Bedrooms: 3 Bathrooms: 1 \ 1 Rental Income: Year Built: 1978 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: No	Garage: Yes Gar.Details: ATTACHED SINGLE Waterfront: No Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13'4 X 19'	LOWER LEVEL	REC ROOM	17' X 13'
MAIN FLOOR	DINING ROOM	11' X 9'6	LOWER LEVEL	DEN/OFFICE	10' X 12'6
MAIN FLOOR	KITCHEN	11' X 12'	MAIN FLOOR	FOYER	10 X 6'4
2ND FLOOR	MASTER BEDROOM	11'8 X 14'10	MAIN FLOOR	LAUNDRY	11' X 9'
2ND FLOOR	BEDROOM	10' X 11'8	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	8'6 X 9'6	MAIN FLOOR	BATH (# pieces 1-6)	2 PC

Assessment: **\$193,000** Taxes: **\$2407 (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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