



Price: \$149,000	MLS® #: 441803000800700
Status: Sold	
Address: 1032 BOWYERS BEACH RD	
City: BRACEBRIDGE, P1L 1W8	
Side of Road:	
Elem Schl: MONCK	
Sec. School: BMLSS	
Lot Size: 100 X 90	District: BB
Square Footage: 800	Sub-Dist: MONCK
Ttl Liv Sq Ft.: 800	Zoning: REC
S.R.A.: N/A	
Possession:	

Public Info. Quaint and cute describes this three season, two bedroom cottage across the road from Bowyers Beach on Lake Muskoka. Bright sunny kitchen opens on to large living room with sliding glass doors to deck. Cottage comes complete with separate bunkie which is ideal for when company arrives. Great opportunity for rental potential.

Type: Cottage/Rec Properties	Heating: Electric	Exterior: Alum/Vinyl, Wood
Style: Bungalow, Cottage/Camp	Garage Type: None	Driveway: Gravel
Title to Land: Freehold	Water: Well, Drilled	Foundation: Piers
Property Size: Under 0.5 Acres	Sewer: Holding Tank	Int.Features:
Land Features: Landscaped, Level	Services: Electricity	Ext. Features: Deck
Access: Year Round Municipal Road	Rental Equipm.:	Roof: Asphalt Shingle
WF Features: Water View	Flooring: Cushion/Tile/Lino	
Accessory Buildings: Bunkie		

Inclusions All furnishings
Exclusions Personal effects

Bedrooms: 2	Sign: Yes	UFFI: NO	Garage: No	Gar.Details: NONE
Bathrooms: 1 \	Lockbox: Yes	SPIS: Completed	Waterfront: No	Body of Water Type:
Rental Income: POTENTIAL	Road Type: Municipal	Survey: No		
Year Built: 1940				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15 X 15	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	KITCHEN	8 X 8'10		OTHER	8 X 20 DECK
MAIN FLOOR	MASTER BEDROOM	6'6 X 9		OTHER	9 X 9 BUNKIE
MAIN FLOOR	BEDROOM	7'5 X 10'2			

Assessment: \$86,250	Taxes: \$906 (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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