



Property of the Muskoka & Haliburton Association of REALTORS®



Price: \$239,000 Status: Active	MLS® #: 440201001308600
Address: 250 FRASER ST City: GRAVENHURST, P1P 1C9 Side of Road: North	
Elem Schl: GPS Sec. School: GHS	
Lot Size: 99 X IRREG Square Footage: 1,950 Ttl Liv Sq Ft.: 1,950 S.R.A.: N/A	District: GH Sub-Dist: MUSKO Zoning: RES
Possession: 30 DAY	

Public Info. This three bedroom, main floor living bungalow is not to be overlooked. This beautifully landscaped property offers a backyard oasis complete with an L-Shaped in ground pool and Cabana Room for all your entertaining needs. Backyard is totally fenced so privacy is not to be disturbed. The double attached garage offers a large heated workshop, a storage/antique room and there is still ample room for cars. As a bonus there is a 'summer' kitchen complete with Muskoka stone fireplace, which is one of three wood burning fireplaces this home has to offer. The family room overlooking the pool area has three sets of sliding glass doors allowing for easy access for all family members no matter what the age.

Directions Winewood left onto Farquhar, right onto Austin, left onto Fraser to SO

Type: Single Family Bungalow	Heating: Natural Gas, Forced Air	Exterior: Brick, Wood
Style: Bungalow	Garage Type: Attached, Double	Driveway: Concrete, Double
Title to Land: Freehold	Water: Municipal	Foundation: Concrete, Partial
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Fireplace(s), Woodstove(s), Famrm-Main FI
Land Features: Cleared, Landscaped, Level, Fenced	Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up	Ext. Features: Pool Inground, Deck, Patio
Access: Year Round Municipal Road	Rental Equipm.: Water Heater	Roof: Asphalt Shingle
WF Features: None	Flooring: Carpet, Cushion/Tile/Lino, Laminate	
Accessory Buildings: Storage Building		

Inclusions Fridge, Stove, Washer, Dryer

Exclusions

Bedrooms: 3	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details: DOUBLE ATTACHED
Bathrooms: 1 \	Lockbox: Yes	SPIS: Completed	Waterfront: No	Body of Water Type:
Rental Income: POTENTIAL	Road Type: Municipal	Survey: No		
Year Built: 1971				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	21 X 14	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	KITCHEN	12 X 11	MAIN FLOOR	DEN/OFFICE	10 X 5
MAIN FLOOR	MASTER BEDROOM	18 X 10		OTHER	21 X 12 MUSKOKA ROOM
MAIN FLOOR	BEDROOM	13 X 8		OTHER	22 X 15 WORK SHOP
MAIN FLOOR	BEDROOM	11 X 9	MAIN FLOOR	LAUNDRY	10 X 7

Full Assessed Value: \$	Phased Assessment: 210750 (2011)
Taxes: \$2500 (2010)	Improvement Charges:

Condo Fee:	Mobile/Leased Land F:
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Listing Office: **Re/Max North Country Realty Inc., Brokerage,
Bracebridge - M220** :



Compliments of: **JENNIFER STILSON, Sales Person: 705-645-5281**

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Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE -
M220, INDEPENDENTLY OWNED AND OPERATED: 705-645-8783**

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