



Property of the Muskoka & Haliburton Association of REALTORS®



Price: <b>\$359,000</b>	MLS® #: <b>441801001501513</b>
Status: <b>Active</b>	
Address: <b>26 LIZA CRES</b>	
City: <b>BRACEBRIDGE, P1L 1C4</b>	
Side of Road:	
Elem Schl: <b>BPS/MMO</b>	
Sec. School: <b>BMLSS/ST DOMS</b>	
Lot Size: <b>33X70X38X84</b>	District: <b>BB</b>
Square Footage: <b>1,860</b>	Sub-Dist: <b>BRACE</b>
Ttl Liv Sq Ft.: <b>2,600</b>	Zoning: <b>RES</b>
S.R.A.: <b>Open</b>	
Possession:	

**MUSKOKA RIVER**

Water Frontage: **33.00**

**Public Info.** Immaculate 2400 square foot executive townhouse on Muskoka River, offers direct access to Lake Muskoka. Spacious and private two tier decking leads to walkway to dock. All principal rooms offer beautiful water view. Main floor boasts bright and sunny eat-in kitchen, formal dining room (both rooms have access to deck) and spacious living room with gas fireplace. Master wing offers his and her closets and private 5 piece en-suite and is one of three bedrooms on the second floor. Lower level has an additional bedroom/office with two piece en-suite, large rec room with walk out to lower level deck and a second gas fireplace. All this in the heart of Bracebridge!!!!

**Directions** Ecclestone Drive to Liza Cres.

Type: <b>Single Family</b>	Heating: <b>Natural Gas, Forced Air</b>	Exterior: <b>Alum/Vinyl, Brick</b>
Style: <b>Townhouse, 3 Level</b>	Garage Type: <b>Attached, Single</b>	Driveway: <b>Paved, Single</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation: <b>Concrete, Fully Finished, Walkout</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Int.Features: <b>Central Air, Central Vacuum, Alarm System, Dining Room, Fireplace-Gas, Storage Room</b>
Land Features: <b>Landscaped, Fenced, Waterfront</b>	Services: <b>Electricity, Cable, Natural gas, Garb Pick-Up, Street Lights</b>	Ext. Features: <b>Deck, Dock, Fenced Yard, Satellite Dish, Sprinkler Sys</b>
Access: <b>Year Round Municipal Road</b>	Rental Equipm.: <b>None</b>	Roof: <b>Asphalt Shingle</b>
WF Features: <b>Water Frontage</b>	Flooring: <b>Carpet, Ceramic/Marble</b>	
Accessory Buildings:		

**Inclusions** Fridge, Stove, Dishwasher

**Exclusions**

Bedrooms: <b>3+1</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage: <b>Yes</b>	Gar.Details: <b>SINGLE ATTACHED</b>
Bathrooms: <b>2 \ 2</b>	Lockbox: <b>Yes</b>	SPIS: <b>Completed</b>	Waterfront: <b>Yes</b>	Body of Water Type: <b>RIVER</b>
Rental Income: <b>YES</b>	Road Type: <b>Municipal</b>	Survey: <b>No</b>		
Year Built: <b>1997</b>				
Construction Status: <b>Exists</b>				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18' X 11'	LOWER LEVEL	BEDROOM	11' X 10'
MAIN FLOOR	DINING ROOM	15' X 11'	LOWER LEVEL	REC ROOM	19' X 11'
MAIN FLOOR	KITCHEN	18' X 10'	LOWER LEVEL	LAUNDRY	11' X 9'
MAIN FLOOR	FOYER	8' X 7'	LOWER LEVEL	STORAGE	18' X 11'
2ND FLOOR	MASTER BEDROOM	18' X 11'	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	13' X 9'	2ND FLOOR	BATH (# pieces 1-6)	1-5PC & 1-4PC
2ND FLOOR	BEDROOM	16' X 9'	LOWER LEVEL	BATH (# pieces 1-6)	2 PC

Full Assessed Value: **\$192,000**

Phased Assessment: **185000 (2011)**

Taxes: **\$2430 (2010)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M220** :



Compliments of: **JENNIFER STILSON, Broker: 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**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.