| | |
|---|---|
| Price: **$327,500**<br>Status: **Active** | MLS® #: **441803000700534** |

Address: **49 LANKIN AVE**
City: **BRACEBRIDGE, P1L 1W6**
Side of Road: **South**

Elem Schl: **MONCK/MMO**
Sec. School: **BMLSS/ST DOMS**

| | |
|---|---|
| Lot Size: **84 X 198**<br>Square Footage: **1,540**<br>Ttl Liv Sq Ft.: **1,540**<br>S.R.A.: **N/A** | District: **BB**<br>Sub-Dist: **MONCK**<br>Zoning: **RES** |

Possession:

**Public Info.** Well maintained three bedroom home in popular Covered Bridge subdivision. Living room is bright and airy with gas fireplace for those cool autumn evenings. Kitchen with breakfast nook boasts french doors leading to a very spacious back deck and yard. In addition, the main floor also has a formal dining room; laundry room and two piece bathroom. Large master with walk in closet plus two additional bedrooms and full four piece bathroom on the second floor. This well maintained home is neat as a pin and in move in condition.

**Directions** Covered Bridge Trail - Left on to Lankin to SOP

| | | | | | |
|---|---|---|---|---|---|
| Type: | **Single Family** | Heating: | **Natural Gas, Forced Air** | Exterior: | **Alum/Vinyl** |
| Style: | **2 Storey** | Garage Type: | **Attached, Double** | Driveway: | **Double, Paved** |
| Title to Land: | **Freehold** | Water: | **Municipal** | Foundation: | **Concrete, Unfinished, Full** |
| Property Size: | **Under 0.5 Acres** | Sewer: | **Municipal** | Int.Features: | **Air Exchanger, Dining Room, Fireplace-Gas, Laund-Main Fl** |
| Land Features: | **Level, Partial Landscaped** | Services: | **Electricity, Telephone, Cable, Natural gas, Garb Pick-Up** | Ext. Features: | **Deck** |
| Access: | **Year Round Municipal Road** | Rental Equipm.: | **None** | Roof: | **Asphalt Shingle** |
| WF Features: | **None** | Flooring: | **Carpet, Ceramic/Marble, Laminate** | | |
| Accessory Buildings: | | | | | |

**Inclusions** Fridge, Stove, Washer, Dryer, Built-in Micorwave, Built-in Dishwasher, All Existing Light Fixtures, Window Blinds and Bathroom Mirrors
**Exclusions**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Bedrooms: | **3** | Sign: | **Yes** | UFFI: | **NO** | Garage: **Yes** | Gar.Details: **DOUBLE ATTACHED** |
| Bathrooms: | **1 \ 1** | Lockbox: | **Yes** | SPIS: | **No** | Waterfront: **No** | Body of Water Type: |
| Rental Income: | **POTENTIAL** | Road Type: | **Municipal** | Survey: | **Yes** | | |
| Year Built: | **2002** | | | | | | |
| Construction Status: | **Exists** | | | | | | |

| Floor | Room | Size | Floor | Room | Size |
|---|---|---|---|---|---|
| MAIN FLOOR | LIVING ROOM | 10`6 X 20` | 2ND FLOOR | MASTER BEDROOM | 21 X 10`6 |
| MAIN FLOOR | DINING ROOM | 11`6 X 11` | 2ND FLOOR | BEDROOM | 10` X 11` |
| MAIN FLOOR | KITCHEN | 8`6 X 18` | 2ND FLOOR | BEDROOM | 10` X 11` |
| MAIN FLOOR | LAUNDRY | 5` X 8` | MAIN FLOOR | BATH (# pieces 1-6) | 2 PC |
| MAIN FLOOR | FOYER | 10` X 10` | 2ND FLOOR | BATH (# pieces 1-6) | 4 PC |

Full Assessed Value: **$277,000** Phased Assessment: **262000 (2011)**
Taxes: **$3500 (2011)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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