



Property of the Muskoka & Haliburton Association of REALTORS



Price: \$334,000 Status: Sold Sale Price: \$325,000	MLS® #: 441803000722100
Address: 7 COATES AVE City: BRACEBRIDGE, P1L 1Y5 Side of Road:	
Elem Schl: MONCK/MMO Sec. School: BMLSS/ST DOMS	
Lot Size: 50' X 190' Square Footage: 1,600 Ttl Liv Sq Ft.: 2,400 S.R.A.: N/A	District: BB Sub-Dist: MONCK Zoning: RES
Possession: Closed: 01-JUN-2011	

Public Info. Pride of ownership is evident in this delightful three bedroom home in popular Covered Bridge Subdivision. Open concept living, dining, kitchen area leads to a beautiful backyard oasis with privacy fencing, established perennial garden and if that is not enough an inviting in ground kidney shaped heated salt water pool. Master bedroom has large walk in closet and private ensuite. Lower level has been completely finished. This home is absolutely turn key with no stone left unturned. Truly a pleasure to show.

Directions Covered Bridge To Lankin to Coates Ave.

Type: Single Family Style: 2 Storey Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Cleared, Landscaped, Level, Fenced Access: Year Round Municipal Road WF Features: Accessory Buildings:	Heating: Natural Gas, Forced Air, Air Cleaner, Central Air Garage Type: Attached, Single Water: Municipal Sewer: Municipal Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up Rental Equipm.: Water Heater Flooring: Carpet, Cushion/Tile/Lino	Exterior: Alum/Vinyl Driveway: Double, Paved Foundation: Concrete, Block, Fully Finished Int.Features: Central Air, Central Vacuum, Ensuite, Built-In Appl, Famm-Main FI, Fireplace-Gas, Laund-Main FI Ext. Features: Pool Inground, Deck, Fenced Yard, Patio, Satellite Dish Roof: Asphalt Shingle
---	---	--

Inclusions Fridge, Stove, Built in Dishwasher, Washer, Dryer

Exclusions

Bedrooms: 3 Bathrooms: 2 \ 1 Rental Income: POTENTIAL Year Built: 2002 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: No	Garage: Yes Gar.Details: SINGLE ATTACHED Waterfront: No Body of Water Type:
---	--	--	---

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	20' X 20'	MAIN FLOOR	DEN/OFFICE	13' X 10'
2ND FLOOR	DINING ROOM	COMBO	MAIN FLOOR	FOYER	6'3" X 9'3"
2ND FLOOR	MASTER BEDROOM	14' X 10'6"		STORAGE	10'6" X 5'6"
2ND FLOOR	BEDROOM	9' X 10'		UTILITY	12' X 13'
MAIN FLOOR	BEDROOM	9' X 11'		OTHER	PORCH 25' X 6'
MAIN FLOOR	KITCHEN	13' X 12'		OTHER	DECK 10' X 10'
LOWER LEVEL	REC ROOM	14' X 25'			

Full Assessed Value: \$
Taxes: **\$5200 (2010)**

Phased Assessment: **303668 (2011)**
Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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

Sale Price: **\$325,000** Sold: **29-APR-2011**



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

E-mail: jenny@jennyinmuskoka.com

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.