



Price: \$209,000 Status: Sold	MLS® #: 441803000202100
Address: 35 EWING ST City: BRACEBRIDGE, P1L 1C6 Side of Road: East	
Elem Schl: MONCK/MMO Sec. School: BMLSS/ST DOMS	
Lot Size: 65 X 165 Square Footage: 1,117 Ttl Liv Sq Ft.: S.R.A.: N/A	District: BB Sub-Dist: MONCK Zoning: RES
Possession:	

Public Info. Centrally located, this 2+1 bedroom home is ideal for the first time homebuyer. Extensive upgrades have been done so this home is in absolute move in condition. New siding (2007), Roof re-shingled (2006), Eavestrough/soffit/facia (2007), New ceramic (2009), Windows and Exterior Doors replaced and upgraded. This is just the start of the many upgrades to this turn key home. Truly a must see!


Type: Single Family Style: 1.5 Storey Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Cleared, Landscaped, Level Access: Year Round Municipal Road WF Features: None Accessory Buildings: Storage Building	Heating: Natural Gas, Forced Air Garage Type: Detached, Single Water: Municipal Sewer: Municipal Services: Electricity, Telephone, Natural gas, Garb Pick-Up, Street Lights Rental Equipm.: Hot Water Tank Flooring: Carpet, Cushion/Tile/Lino, Ceramic/Marble	Exterior: Alum/Vinyl Driveway: Gravel Foundation: Concrete, Partially Finished, Full Famm-Main Fl, Laundry Int.Features: Famm-Main Fl, Laundry Ext. Features: Deck Roof: Asphalt Shingle
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Inclusions Washer, dryer
Exclusions

Bedrooms: 2+1 Bathrooms: 1 \ Rental Income: YES Year Built: Construction Status: Exists	Sign: Yes Lockbox: No Road Type: Municipal	UFFI: NO SPIS: Completed Survey: No	Garage: Yes Gar.Details: SINGLE DETACHED Waterfront: No Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13'6 X 19	BASEMENT	LAUNDRY	6X10
MAIN FLOOR	KITCHEN	13'6 X 14	BASEMENT	STORAGE	7X6
MAIN FLOOR	MASTER BEDROOM	13'6X9'6	BASEMENT	UTILITY	7X6
2ND FLOOR	BEDROOM	10 X10	BASEMENT	OTHER	8X10 WORKROOM
2ND FLOOR	BEDROOM	8'6X11	MAIN FLOOR	OTHER	5X9 MUDROOM
BASEMENT	DEN/OFFICE	10X12'6	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Assessment: \$136,000	Taxes: \$1989 (2008)	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**

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.