



Price: **\$379,000**
 Status: **Active**
 MLS® #: **441803000700526**

Address: **80 LANKIN AVE**
 City: **BRACEBRIDGE, P1L 2H1**
 Side of Road: **West**

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

Lot Size: **80X155X125X204**
 Square Footage: **1,740**
 Ttl Liv Sq Ft.: **3,400**
 S.R.A.: **N/A**
 District: **BB**
 Sub-Dist: **MONCK**
 Zoning: **RES**

Possession:



Public Info. Enjoy the stunning view over the Muskoka Highlands Gold Course in this well appointed 8 year old bungalow, tucked away at the end of a quiet cul-de-sac. This open concept home boasts a master suite plus two more bedrooms on the main floor. The walk out basement includes two more bedrooms, family room, workshop, laundry and third full bath. Full town services and more. This is definitely a must see property!!!

Type: Single Family	Heating: Natural Gas, Forced Air	Exterior: Wood, Cedar
Style: Bungalow	Garage Type: Attached, Double	Driveway: Double, Paved
Title to Land: Freehold	Water: Municipal	Foundation: Block, Partially Finished, Full
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Central Vacuum, Fireplace(s), Airtight
Land Features: Landscaped, Golf Course	Services: 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, Wood, Ceramic/Marble	
Accessory Buildings:		

Inclusions Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Opener(2 remotes), central vac and all attachments, all light fixtures, all window coverings, all bathroom shelving and mirrors

Exclusions Outdoor play equipment

Bedrooms: 3+2	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details: DOUBLE ATTACHED
Bathrooms: 3 \	Lockbox: Yes	SPIS: Completed	Waterfront: No	Body of Water Type:
Rental Income: NO	Road Type: Municipal	Survey: Yes		
Year Built: 2001				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	21'9"X16"	LOWER LEVEL	BEDROOM	12'10"X12'9"
MAIN FLOOR	DINING ROOM	COMBO	LOWER LEVEL	LAUNDRY	11'5"X9'10"
MAIN FLOOR	KITCHEN	11' X 28"	LOWER LEVEL	STORAGE	20'8"X18'11"
MAIN FLOOR	MASTER BEDROOM	15'X13'6"	LOWER LEVEL	BEDROOM	12'5"X10'4"
MAIN FLOOR	BEDROOM	11'X13'6"	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	4 PIECE
MAIN FLOOR	BEDROOM	12'X13'6"	MAIN FLOOR	BATH (# pieces 1-6)	4 PIECE
LOWER LEVEL	FAMILY ROOM	22'3"X28"	LOWER LEVEL	BATH (# pieces 1-6)	3 PIECE

Assessment: **\$364750** Taxes: **\$5022 (2008)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge :** **Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge**

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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.

MLS® # 441803000700526
BRACEBRIDGE 80 LANKIN AVE



Cozy family room fireplace



Custom kitchen



Dining area



Cul De Sac Privacy



Master Bedroom



Ensuite



Back deck and walk out



Enjoy the sunset from deck



Muskoka Highlands



Enjoy your view - 7th Hole

