



Price: \$199,000 Status: Sold Sale Price: \$199,000	MLS® #: 441801001105000
Address: 113 WOODWARD ST City: BRACEBRIDGE, P1L 1K5 Side of Road: East	
Elem Schl: BPS & O'LEARY Sec. School: BMLSS & ST. DOM	
Lot Size: 66 X 136 Square Footage: 1,200 Square Footage Details: Ttl Liv Sq Ft.: 1,200 S.R.A.: N/A	District: BB Sub-Dist: MACAU Zoning: RES
Possession: Closed: 18-JUN-2010	

Public Info. Pride of ownership is evident, in this well kept, solid, in town two bedroom home. Lovely hardwood floors in principal rooms. Kitchen has been recently renovated with new kitchen counters, cupboards refaced and tumbled marble back splash. Private fenced back yard with spacious decking is ideal for family time. Potential for family room in the lower level is just steps away as, insulation and studding has been completed. Large laundry room and ample storage meets all your family needs.

Type: Single Family Style: 1.5 Storey Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Landscaped, Level, Fenced Access: Year Round Municipal Road WF Features: None Accessory Buildings: Storage Building	Heating: Natural Gas, Forced Air, Energy Efficient Garage Type: None Water: Municipal Sewer: Municipal Services: Electricity, Telephone, Natural gas, Garb Pick-Up, Street Lights Rental Equipm.: None Flooring: Wood, Laminate	Exterior: Alum/Vinyl Driveway: Gravel Foundation: Block, Unfinished Int.Features: Dining Room, Famrm-Main Fl, Hardwood Flrs, Laundry Ext. Features: Deck, Fenced Yard Roof: Asphalt Shingle
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Inclusions
Exclusions

Bedrooms: 2 Bathrooms: 1 \ 1 Rental Income: Year Built: 1930 Construction Status: Exists	Sign: Yes Lockbox: No Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: No Waterfront: No Gar.Details: Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	9.3X 16.5	2ND FLOOR	BEDROOM	10.9 X 7.4
MAIN FLOOR	DINING ROOM	10.2 X 9.2	2ND FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	KITCHEN	13.4 X 16	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	DEN/OFFICE	9.2 X 8.11	BASEMENT	LAUNDRY	9.11 X 9.3
2ND FLOOR	MASTER BEDROOM	8.10 X 14.8	BASEMENT	OTHER	26 X 12.4

Full Assessed Value: **\$174,000** Phased Assessment: **152500 (2010)**
Taxes: **\$2200 (2009)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M221** :
Sale Price: **\$199,000** Sold: **30-APR-2010**