Status: **Sold**	MLS® #: **441803000713400**
Address: **148 COVERED BRIDGE TRAIL** City: **BRACEBRIDGE, P1L 1Y3** Side of Road: **East**	
Elem Schl: **MONCK/O`LEARY** Sec. School: **BMLSS/ST. DOM`S**	
Lot Size: **65` X 196`** Square Footage: **1,600** Ttl Liv Sq Ft.: S.R.A.: **N/A**	District: **BB** Sub-Dist: **MONCK** Zoning:
Possession: **TBA** Closed: **06-DEC-2007**	

Exposure: **West**

Public Info. Exemplary quality workmanship in this beautiful, energy efficient, 3+ bedroom, 3 bath bungalow. Enjoy level access with main floor amenities yet expansive windows in the walk-out basement suite. Gorgeous level lot backing onto the highly desirable ravine side. Gas heat, heated garage, air conditioning, central vac, cherry floors and ceramics + + +.

Type:	**Single Family**	Heating:	**Natural Gas, Forced Air, Air Exchanger, Central Air**	Exterior:	**Alum/Vinyl, Stone**
Style:	**Bungalow**	Garage Type:	**Attached, Double, Heated**	Driveway:	**Double, Paved**
Title to Land:	**Freehold**	Water:	**Municipal**	Foundation:	**Concrete, Full, Fully Finished, Walkout**
Property Size:	**Under 0.5 Acres**	Sewer:	**Municipal**	Int.Features:	**Central Air, Central Vacuum, Air Exchanger, Alarm System, Whirlpool Tub, Fireplace-Gas, Hardwood Flrs, Laund-Main Fl**
Land Features:	**Landscaped, Level, Ravine**	Services:	**Electricity, Cable, Natural gas, Garb Pick-Up, Street Lights**		
Access:	**Year Round Municipal Road**	Rental Equipm.:	**Water Heater**	Ext. Features:	**Deck**
WF Features:		Flooring:	**Carpet, Wood, Ceramic/Marble**	Roof:	**Asphalt Shingle**
Accessory Buildings:					

Inclusions Central Vac and accessiories, 2 remotes for garage door,fridge, stove, washer, dryer, microwave.
Exclusions rental HWT

Bedrooms:	**3**	Sign:	**Yes**	UFFI:	**NO**	Garage: **Yes**	Gar.Details: **DOUBLE INSULATED, HEATED, ATTACHED**
Bathrooms:	**3 **	Lockbox:	**No**	SPIS:	**Completed**		
Rental Income:		Road Type:	**Municipal**	Survey:	**Yes**	Waterfront: **No**	Body of Water Type:
Year Built:	**2003**						
Construction Status:	**Exists**						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18` X 18`	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	5 PC
MAIN FLOOR	KITCHEN	17` X 12`	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	DINING ROOM	COMBINED W/ KITCHEN	MAIN FLOOR	LAUNDRY	7`5 X 7`5
MAIN FLOOR	FOYER	12` X 8`	LOWER LEVEL	BEDROOM	16` X 13`
MAIN FLOOR	MASTER BEDROOM	15` X 14`	LOWER LEVEL	FAMILY ROOM	24` X 24`
MAIN FLOOR	BEDROOM	12` X 10`	LOWER LEVEL	UTILITY	20` X 16`
MAIN FLOOR	BEDROOM	12` X 10`	LOWER LEVEL	BATH (# pieces 1-6)	3 PC

Assessment: **$386000** Taxes: **$5142 (2007)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge** : **-M57**