



Price: \$239,000 Status: Sold	MLS® #: 445309000901400
Address: 1511 BUTTER & EGG RD City: MILFORD BAY, P1L 1X4 Side of Road: East	
Elem Schl: MONCK, MMO Sec. School: BMLSS, ST.DOMS	
Lot Size: 154' X 261' X 200 Square Footage: 1,800 Ttl Liv Sq Ft.: S.R.A.: N/A	District: ML Sub-Dist: MONCK Zoning: RES
Possession: Closed: 12-MAR-2009	



Public Info. A breath of fresh air awaits you every step through this well appointed four bedroom country charmer. Enjoy the open concept floor plan plus main floor family room and country kitchen which leads to spacious decking. This charming home has been redecorated from top to bottom with recent renovations to kitchen and bathrooms not to mention siding, windows, soffit and fascia. Just steps away from a public beach and boat launch to Lake Muskoka.

Type: Single Family Style: 2 Storey Title to Land: Freehold Property Size: 0.5 -0.99 Acres Land Features: Cleared, Landscaped, Level, Wooded/Treed Access: Year Round Municipal Road WF Features: Accessory Buildings:	Heating: Oil Garage Type: None Water: Well, Drilled Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up Rental Equipm.: None Flooring: Wood, Ceramic/Marble, Laminate	Exterior: Alum/Vinyl Driveway: Double, Gravel Foundation: Concrete, Unfinished, Full Int.Features: Built-In Appl, Dining Room, Famrm-Main Fl, Hardwood Flrs, Laundry Ext. Features: Deck, Patio, Satellite Dish Roof: Asphalt Shingle
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Inclusions fridge, stove & dishwasher, microwave, storage shelter
Exclusions playground equipment, washer/dryer, fridge in basement

Bedrooms: 4 Bathrooms: 2 \ Rental Income: Year Built: Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: No Waterfront: No Heat \$/yr.: 1500	Gar.Details: Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	20'1" X 12'	MAIN FLOOR	KITCHEN	13'8" X 11'6"
MAIN FLOOR	DINING ROOM	15' X 11'9"	MAIN FLOOR	OTHER	MUSK.RM12'10" X 11'10"
2ND FLOOR	MASTER BEDROOM	11'9" X 11'9"	MAIN FLOOR	OTHER	MUD RM 5'7" X 15'
2ND FLOOR	BEDROOM	12' X 13'	BASEMENT	LAUNDRY	
2ND FLOOR	BEDROOM	9'4" X 6'6"	BASEMENT	STORAGE	
2ND FLOOR	BEDROOM	10'8" X 11'9"			

Assessment: \$187000	Taxes: \$1300 (2008)	Improvement Charges:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge : -M57		
Sale Price: \$239,000	Sold:	29-JAN-2009



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.