



Status: Sold	MLS® #: 441801000500900
Address: 165 QUEBEC ST City: BRACEBRIDGE, P1L 1E3 Side of Road:	
Elem Schl: BPS/MMO Sec. School: BMLSS/ST DOMS	
Lot Size: 40 X 75 Square Footage: 575 Ttl Liv Sq Ft.: 1,000 S.R.A.: N/A	District: BB Sub-Dist: BRACE Zoning: RES
Possession: Closed: 14-NOV-2008	

Public Info. This two bedroom bungalow is ideal for the empty nester, first time homebuyer or investment potential. Centrally located to all amenities including Georgian and Nippising Campus. Basement is partially finished with rec. room or could potentially be a third bedroom. Added bonus is detached 12 x 20 garage and 8 x 8 storage shed.

Type: Single Family	Heating: Natural Gas, Forced Air	Exterior: Alum/Vinyl
Style: Bungalow	Garage Type: Detached, Single	Driveway: Gravel, Mutual, Private Parking
Title to Land: Freehold	Water: Municipal	Foundation: Concrete, Partially Finished
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Laundry, Recroom
Land Features: Cleared, Landscaped	Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up	Ext. Features:
Access: Year Round Municipal Road	Rental Equipm.: Hot Water Tank	Roof: Asphalt Shingle
WF Features: None	Flooring: Carpet, Cushion/Tile/Lino	
Accessory Buildings: Storage Building		

Inclusions Fridge, Stove, Freezer		
Exclusions Washer & dryer		
Bedrooms: 2	Sign: Yes	UFFI: NO
Bathrooms: 1 \	Lockbox: Yes	SPIS: Completed
Rental Income: POTENTIAL	Road Type: Municipal	Survey: Yes
Year Built:		
Construction Status: Exists		
	Garage: Yes	Gar.Details: SINGLE DETACHED
	Waterfront: No	Body of Water Type:

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12'4" X 9'4"	LOWER LEVEL	DEN/OFFICE	11' X 9'
MAIN FLOOR	MASTER BEDROOM	9'5" X 7'3"	LOWER LEVEL	LAUNDRY	9' X 11'
MAIN FLOOR	BEDROOM	8'11" X 8'	MAIN FLOOR	OTHER	MUDROOM 4'4" X 8'
MAIN FLOOR	KITCHEN	10'10" X 10'4"	MAIN FLOOR	BATH (# pieces 1-6)	4 PIECE
LOWER LEVEL	REC ROOM	10'6" X 18'			

Assessment: **\$100000** Taxes: **\$1462 (2008)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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

Sale Price: Sold: **30-OCT-2008**