



Status: Sold	MLS® #: 441803000700507
Address: 16 COATES AVE City: BRACEBRIDGE, P1L 1Y5 Side of Road:	
Elem Schl: Sec. School:	
Lot Size: 100' X 149' X IRREGULAR Square Footage: 1,500 Ttl Liv Sq Ft.: 1,700 S.R.A.: N/A	District: BB Sub-Dist: BRACE Zoning: RES
Possession: AUG. 15/08 Closed: 15-SEP-2008	

Public Info. Enjoy all that main floor living has to offer in this great 3 bedroom home. Built in 2003, this home boasts kitchen with breakfast bar which looks onto open concept living/dining rooms. Radiant in floor heating throughout in addition to forced air gas furnace. Living room has sliding glass doors to deck for easy entertaining or cozy up to the gas fireplace on those chilly evenings. Second floor loft style family room is a teenagers dream. Terrific family home on a terrific street.

Type: Single Family Style: 1.5 Storey Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Partial Landscaped Access: Year Round Municipal Road WF Features: Accessory Buildings:	Heating: Natural Gas, Forced Air, Radiant Garage Type: Attached, 1.5 Water: Municipal Sewer: Municipal Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up Rental Equipm.: Water Heater Flooring: Carpet, Cushion/Tile/Lino	Exterior: Alum/Vinyl Driveway: Paved, Single Foundation: Concrete, Block, See Remarks Int.Features: Central Air, Air Exchanger, Ensuite, Broadloom, Built-In Appl, Family Room, Fireplace-Gas, Laund-Main FI Ext. Features: Deck Roof: Asphalt Shingle
---	---	---

Inclusions Fridge, stove, washer & dryer, dishwasher, freezer, garage door opener.
Exclusions

Bedrooms: 3 Bathrooms: 2 \ Rental Income: Year Built: 2003 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: Yes Gar.Details: 1 1/2 ATTACHED Waterfront: No Body of Water Type:
--	--	---	--

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16'7 X 12'	MAIN FLOOR	BEDROOM	11'5 X 11'10
MAIN FLOOR	DINING ROOM	13' X 11'	MAIN FLOOR	BEDROOM	10'1 X 10'
MAIN FLOOR	KITCHEN	8'11 X 12'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	MASTER BEDROOM	14' X 12'	MAIN FLOOR	LAUNDRY	6' X 11'
MAIN FLOOR	BATH (# pieces 1-6)	4 PC	2ND FLOOR	FAMILY ROOM	13'9 X 16' LOFT

Assessment: \$231000	Taxes: \$3076 (2007)	Improvement Charges:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge : -M57		
Sale Price:	Sold:	15-JUN-2008