



Status: <b>Sold</b>	MLS® #: <b>441805000208100</b>
Address: <b>1791 HIGHWAY #118 E</b> City: <b>BRACEBRIDGE, P1L 1X1</b> Side of Road: <b>North</b>	
Elem Schl: <b>MUSKOKA FALLS</b> Sec. School: <b>BMLSS</b>	
Lot Size: <b>335' X IRREGULAR / 2.32 ACRES</b> Square Footage: <b>1,300</b> Ttl Liv Sq Ft.: <b>2,400</b> S.R.A.: <b>N/A</b>	District: <b>BB</b> Sub-Dist: <b>BRACE</b> Zoning: <b>RES</b>
Possession: <b>90 DAYS</b> Closed: <b>15-JUL-2008</b>	

**Public Info.** Great family home just 14 kms from Bracebridge. Enjoy the 4 season Muskoka room or the 3 season screened in porch. With hardwood and ceramic throughout, this 5 bedroom home is more than ready for a busy growing family. The 40' x 60' Quonset Hut is idea for any contractor leaving the double detached garage for vehicles.

Type: <b>Single Family</b> Style: <b>Side Split, Bung - Raised</b> Title to Land: <b>Freehold</b> Property Size: <b>1.0 -2.99 Acres</b> Land Features: <b>Cleared, Landscaped, Fenced, Wooded/Treed</b> Access: <b>Year Round Municipal Road</b> WF Features: <b>None</b> Accessory Buildings: <b>Storage Building</b>	Heating: <b>Electric, Propane, Baseboard</b> Garage Type: <b>Detached, Double</b> Water: <b>Well, Drilled</b> Sewer: <b>Septic</b> Services: <b>Electricity, Telephone, Garb Pick-Up</b> Rental Equipm.: Flooring: <b>Wood, Ceramic/Marble</b>	Exterior: <b>Alum/Vinyl, Brick</b> Driveway: <b>Double, Gravel</b> Foundation: <b>Wood</b> Int.Features: <b>Central Air, Air Exchanger, Whirlpool Tub, Family Room, Fireplace-Gas, Hardwood Flrs, Laund-Main Fl, Storage Room</b> Ext. Features: <b>Deck, Fenced Yard, Greenhouse, Satellite Dish</b> Roof: <b>Asphalt Shingle</b>
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**Inclusions** All existing light fixtures and window coverings.  
**Exclusions** Pellet stove and all appliances.

Bedrooms: <b>3+2</b> Bathrooms: <b>2 \ 1</b> Rental Income: Year Built: <b>1989</b> Construction Status: <b>Exists</b>	Sign: <b>Yes</b> Lockbox: <b>Yes</b> Road Type: <b>Municipal</b>	UFFI: <b>NO</b> SPIS: <b>Completed</b> Survey: <b>No</b>	Garage: <b>Yes</b> Gar.Details: <b>DOUBLE DETACHED</b> Waterfront: <b>No</b> Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13'2 X 17'4	LOWER LEVEL	REC ROOM	12' X 27'
MAIN FLOOR	DINING ROOM	10'2 X 10'	MAIN FLOOR	DEN/OFFICE	9'5 X 10'6
MAIN FLOOR	KITCHEN	14' X 10'	MAIN FLOOR	FOYER	6' X 5'
MAIN FLOOR	MASTER BEDROOM	13' X 11'3	MAIN FLOOR	OTHER	15' X 21' MUSKOKA RM
MAIN FLOOR	BEDROOM	12' X 13'	MAIN FLOOR	OTHER	11'6 X 16' SUNROOM
MAIN FLOOR	BEDROOM	9'8 X 11'	MAIN FLOOR	BATH (# pieces 1-6)	1 - 2PC
LOWER LEVEL	BEDROOM	11'6 X 11'	MAIN FLOOR	BATH (# pieces 1-6)	2 - 4PC - 1 ON LOWER

Assessment: <b>\$224000</b>	Taxes: <b>\$1100 (2007)</b>	Improvement Charges:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: <b>Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge :</b> <b>-M57</b>		