



Price: \$173,000 Status: Sold	MLS® #: 441801001502113
Address: 35 SOUTHBANK DR City: BRACEBRIDGE, P1L 1G2 Side of Road: North	
Elem Schl: Sec. School:	
Lot Size: N/A Square Footage: 1,100 Square Footage Details: Ttl Liv Sq Ft.: 1,400 S.R.A.: N/A	District: BB Sub-Dist: MACAU Zoning: RES CONDO
Possession:	

MUSKOKA RIVER

Public Info. Enjoy this 2+1 bedroom, end unit Condo in quiet established complex located on the Muskoka River. Oak hardwood floors grace the living room and dining room both boasting private wooded views. Kitchen has ample space for all your cooking and pre-space needs. Lower level has been completely finished, complete with walk out to private covered deck and patio area. Grounds are landscaped and pathways are in place leading to private boat docking and tennis courts.

Type: Condominiums Style: Condo Townhouse Title to Land: Condo Property Size: Unknown Land Features: Landscaped, Wooded/Treed Access: Year Round Municipal Road, Private Docking WF Features: See Remarks Accessory Buildings:	Heating: Electric, Baseboard Garage Type: Parking Space(s) Water: Municipal Sewer: Municipal Services: Electricity, Telephone, Cable, Street Lights Rental Equipm.: None Flooring: Carpet, Wood, Ceramic/Marble	Exterior: Wood Driveway: Paved, Private Parking Foundation: Concrete, Fully Finished, Walkout Int.Features: Dining Room, Hardwood Flrs, Laundry, Recroom Ext. Features: Deck Roof: Asphalt Shingle
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Inclusions Fridge, Stove, Built-In Dishwasher, all existing light fixtures, bathroom mirrors and window blinds
Exclusions Fireplace in Living Room, All Draperies and Hardware, Washer & Dryer

Bedrooms: 2+1 Bathrooms: 1 \ 1 Rental Income: POTENTIAL Year Built: Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: No	Garage: No Waterfront: Yes	Gar.Details: NONE Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13' X 12'	2ND FLOOR	BEDROOM	12' X 11'
MAIN FLOOR	DINING ROOM	13' X 9'	LOWER LEVEL	BEDROOM	10' X 9'
MAIN FLOOR	KITCHEN	12' X 9'	LOWER LEVEL	REC ROOM	20' X 9'
MAIN FLOOR	BATH (# pieces 1-6)	2 PC	LOWER LEVEL	LAUNDRY	10' X 9'
2ND FLOOR	MASTER BEDROOM	16' X 12'			

Full Assessed Value: **\$191000** Phased Assessment: **170000 (2010)**
Taxes: **\$2000 (2009)** Improvement Charges:

Condo Fee: **175.00** Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M221**