



Price: <b>\$209,000</b> Status: <b>SOLD</b>	MLS® #: <b>440201001107800</b>
Address: <b>501 JOHN ST N</b> City: <b>GRAVENHURST, P1P 1G2</b> Side of Road: <b>West</b>	
Elem Schl: <b>GPS</b> Sec. School: <b>GHS</b>	
Lot Size: <b>66 X 132</b> Square Footage: <b>1,740</b> Ttl Liv Sq Ft.: S.R.A.: <b>N/A</b>	District: <b>GH</b> Sub-Dist: <b>MUSKO</b> Zoning: <b>RES</b>
Possession: <b>TBA</b>	

**Public Info.** This 3 bedroom, 2 storey, extremely solid home in the heart of mid-town Gravenhurst features hardwood floors, a modern updated eat-in kitchen, separate dining room, fireplace, gas heat, main floor family room, new bathrooms and boasts move-in condition. The nice high, dry, bright basement offers access to the back yard. Truly a must-see.

Type: <b>Single Family</b> Style: <b>2 Storey</b> Title to Land: <b>Freehold</b> Property Size: <b>Under 0.5 Acres</b> Land Features: <b>Landscaped, Level</b> Access: <b>Year Round Municipal Road</b> WF Features: Accessory Buildings:	Heating: <b>Natural Gas, Forced Air</b> Garage Type: <b>None</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Services: <b>Electricity, Natural gas, Garb Pick-Up</b> Rental Equipm.: <b>Hot Water Tank</b> Flooring: <b>Carpet, Wood, Ceramic/Marble</b>	Exterior: <b>Alum/Vinyl</b> Driveway: <b>Gravel</b> Foundation: <b>Concrete, Unfinished, Full, Walkout</b> Int.Features: <b>Fireplace(s), Fammr-Main Fl, Hardwood Flrs, Laundry</b> Ext. Features: Roof: <b>Asphalt Shingle</b>
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**Inclusions** Fridge, Stove, Dishwasher, Washer, Dryer  
**Exclusions**


Bedrooms: <b>3</b> Bathrooms: <b>1 \ 1</b> Rental Income: <b>POTENTIAL</b> Year Built: <b>1940</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>No</b> Waterfront: <b>No</b> Gar.Details: Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17'11X10'9	2ND FLOOR	BEDROOM	11'4X10.10
MAIN FLOOR	KITCHEN	16'5X11'9	BASEMENT	LAUNDRY	11'4X25'3
MAIN FLOOR	FAMILY ROOM	22'9X15'3	BASEMENT	OTHER	11'1X25'4
2ND FLOOR	MASTER BEDROOM	11'10X11'2	MAIN FLOOR	BATH (# pieces 1-6)	1-2PC
2ND FLOOR	BEDROOM	10'6X7'6	2ND FLOOR	BATH (# pieces 1-6)	1-4PC

Assessment: **\$197,000**      Taxes: **\$1066 (2009)**      Improvement Charges:

Condo Fee:      Mobile/Leased Land F:

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



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