



Price: <b>\$344,000</b> Status: <b>Active</b>	MLS® #: <b>441803000722100</b>
Address: <b>7 COATES AVE</b> City: <b>BRACEBRIDGE, P1L 1Y5</b> Side of Road:	
Elem Schl: <b>MONCK/MMO</b> Sec. School: <b>BMLSS/ST DOMS</b>	
Lot Size: <b>50' X 190'</b> Square Footage: <b>1,400</b> Square Footage Details: Ttl Liv Sq Ft.: <b>1,800</b> S.R.A.: <b>N/A</b>	District: <b>BB</b> Sub-Dist: <b>MONCK</b> Zoning: <b>RES</b>
Possession:	

**Public Info.** Pride of ownership is evident in this delightful three bedroom home in popular Covered Bridge Subdivision. Open concept living, dining, kitchen area leads to a beautiful backyard oasis which has new privacy fencing, established perennial garden and if that is not enough an inviting in ground kidney shaped heated salt water pool. Master bedroom has large walk in closet and private ensuite. Lower level has been completely finished and is now a ready to go rec room. This home is absolutely turn key with no stone left unturned. Truly a pleasure to show.

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>Cleared, Landscaped, Level, Fenced</b> Access: <b>Year Round Municipal Road</b> WF Features: Accessory Buildings:	Heating: <b>Natural Gas, Forced Air, Air Cleaner, Central Air</b> Garage Type: <b>Attached, Single</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Services: <b>Electricity, Telephone, Cable, Natural gas, Garb Pick-Up</b> Rental Equipm.: <b>Water Heater</b> Flooring: <b>Carpet, Cushion/Tile/Lino</b>	Exterior: <b>Alum/Vinyl</b> Driveway: <b>Double, Paved</b> Foundation: <b>Concrete, Block, Fully Finished</b> Int.Features: <b>Central Air, Central Vacuum, Ensuite, Built-In Appl, Famm-Main FI, Fireplace-Gas, Laund-Main FI</b> Ext. Features: <b>Pool Inground, Deck, Fenced Yard, Patio, Satellite Dish</b> Roof: <b>Asphalt Shingle</b>
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**Inclusions** Fridge, Stove, Built in Dishwasher, Washer, Dryer

**Exclusions**

Bedrooms: <b>3</b> Bathrooms: <b>2 \ 1</b> Rental Income: <b>POTENTIAL</b> Year Built: <b>2002</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>SINGLE ATTACHED</b> Waterfront: <b>No</b> Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	20' X 20'	MAIN FLOOR	DEN/OFFICE	13' X 10'
2ND FLOOR	DINING ROOM	COMBO	MAIN FLOOR	FOYER	6'3'' X 9'3''
2ND FLOOR	MASTER BEDROOM	14' X 10'6''		STORAGE	10'6'' X 5'6''
2ND FLOOR	BEDROOM	9' X 10'		UTILITY	12' X 13'
MAIN FLOOR	BEDROOM	9' X 11'		OTHER	PORCH 25' X 6'
MAIN FLOOR	KITCHEN	13' X 12'		OTHER	DECK 10' X 10'
	REC ROOM	14' X 25'			

Full Assessed Value: **\$320000** Phased Assessment: **287336 (2010)**  
Taxes: **\$3290 (2010)** Improvement Charges:

Condo Fee: Mobile/Leased Land F: