



Price: <b>\$299,000</b> Status: <b>Sold</b>	MLS® #: <b>441804001101000</b>
Address: <b>97 BONNELL RD</b> City: <b>BRACEBRIDGE, P1L 1W9</b> Side of Road: <b>East</b>	
Elem Schl: <b>MACAULAY/O'LEARY</b> Sec. School: <b>BMLSS/ST. DOMS</b>	
Lot Size: <b>608.83 X IRREG (2.20 ACRES)</b> Square Footage: <b>1,200</b> Ttl Liv Sq Ft.: <b>2,400</b> S.R.A.: <b>N/A</b>	District: <b>BB</b> Sub-Dist: <b>MACAU</b> Zoning: <b>RES</b>
Possession:	

**Public Info.** This lovely open concept bungalow boasts 2+2 bedrooms, three baths, and large great room open to kitchen/dining nook. Existing ceramic enhances new hardwood flooring. Fully finished basement with new carpeting. Three season Muskoka Room offers a mosquito free haven for your outdoor enjoyment. Wonderful floor to ceiling windows offer expansive views over your own private wooded area. If this is not enough the geothermal heating system is ideal for any environmentalist.

Type: <b>Single Family</b>	Heating: <b>Electric, Other</b>	Exterior: <b>Wood</b>
Style: <b>Viceroy</b>	Garage Type: <b>None</b>	Driveway: <b>Double, Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Well</b>	Foundation: <b>Full, Fully Finished</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Septic</b>	Int.Features: <b>Central Air, Ensuite, Built-In Appl, Famm-Main Fl, Hardwood Flrs, Laundry</b>
Land Features: <b>Cleared, Wooded/Treed</b>	Services: <b>Electricity, Telephone, Garb Pick-Up</b>	Ext. Features: <b>Deck</b>
Access: <b>Year Round Municipal Road</b>	Rental Equipm.: <b>None</b>	Roof: <b>Metal</b>
WF Features: <b>None</b>	Flooring: <b>Carpet, Wood, Ceramic/Marble</b>	
Accessory Buildings:		

**Inclusions** Fridge, Washer, Dryer, All Built In Appliances  
**Exclusions**

Bedrooms: <b>4</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage: <b>No</b>	Gar.Details:
Bathrooms: <b>3 \</b>	Lockbox: <b>Yes</b>	SPIS: <b>Completed</b>	Waterfront: <b>No</b>	Body of Water Type:
Rental Income:	Road Type: <b>Municipal</b>	Survey: <b>Yes</b>		
Year Built: <b>1987</b>				
Construction Status: <b>Exists</b>				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17 X 23	LOWER LEVEL	FAMILY ROOM	23 X 16
MAIN FLOOR	DINING NOOK	11 X 11	LOWER LEVEL	DEN/OFFICE	11 X 10
MAIN FLOOR	KITCHEN	11 X 11	LOWER LEVEL	BEDROOM	9 X 10
MAIN FLOOR	MASTER BEDROOM	11 X 16	LOWER LEVEL	BEDROOM	12 X 8
MAIN FLOOR	BEDROOM	9 X 11	LOWER LEVEL	BATH (# pieces 1-6)	1-3PC
MAIN FLOOR	BATH (# pieces 1-6)	1-5PC (EN SUITE)	MAIN FLOOR	OTHER	10 X 11 (MUSK RM)
MAIN FLOOR	BATH (# pieces 1-6)	1-3PC			

Assessment: **\$304000** Taxes: **\$2400 (2008)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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



Compliments of: **JENNIFER STILSON, Sales Person: 705-645-5281**  
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Company Name: **RE/MAX LAKE COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M57, INDEPENDENTLY OWNED AND OPERATED: 705-645-5281**

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