



Price: \$214,000 Status: Active	MLS® #: 441801001300700
Address: 9 KING ST City: BRACEBRIDGE, P1L 1H4 Side of Road:	
Elem Schl: BPS/MMO Sec. School: BMLSS/ST DOMS	
Lot Size: 55 X IRREG Square Footage: 1,400 Square Footage Details: Ttl Liv Sq Ft.: 1,400 S.R.A.: N/A	District: BB Sub-Dist: BRACE Zoning: RES
Possession:	

Public Info. Pride of ownership is evident in this beautiful three bedroom country home. Sun-kissed hardwood floors grace all principal rooms on the main floor and all bedrooms on the second floor. Open concept living room/dining room complete with wood stove makes it ideal for family entertaining or enjoying a relaxing evening at home. Kitchen has built in cook top and stove with laundry area neatly tucked in the end of the kitchen. Recent upgrades and renovations include new windows, new shingles, new energy efficient gas furnace, new exterior doors and flooring. Your private backyard has a stone patio for outdoor dining. Walking trails and downtown are at your door step. Truly a gem of a home!

Type: Single Family Style: 2 Storey Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Landscaped, Level Access: Year Round Municipal Road WF Features: None Accessory Buildings: Storage Building	Heating: Natural Gas, Forced Air, Energy Efficient Garage Type: None Water: Municipal Sewer: Municipal Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up Rental Equipm.: Flooring: Carpet, Cushion/Tile/Lino, Wood	Exterior: Brick Driveway: Gravel Foundation: Concrete, Block, Crawl Int.Features: Woodstove(s), Dining Room, Hardwood Flrs, Laund-Main Fl Ext. Features: Patio Roof: Asphalt Shingle
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Inclusions All existing light fixtures and window coverings

Exclusions Fridge, Washer & Dryer

Bedrooms: 3 Bathrooms: 1 \ Rental Income: Year Built: 1903 Construction Status: Exists	Sign: Yes UFFI: NO Lockbox: Yes SPIS: Completed Road Type: Municipal Survey: Yes	Garage: No Gar.Details: Waterfront: No Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13' X 24	2ND FLOOR	MASTER BEDROOM	13' X 13'
MAIN FLOOR	DINING ROOM	COMBO	2ND FLOOR	BEDROOM	8' X 11'
MAIN FLOOR	OTHER	13 X 14	2ND FLOOR	BEDROOM	11' X 10'
MAIN FLOOR	KITCHEN	19' X 7'8	MAIN FLOOR	BATH (# pieces 1-6)	4 PC

Full Assessed Value: **\$174000** Phased Assessment: **156500 (2010)**
Taxes: **\$2100 (2010)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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



Compliments of: **JENNIFER STILSON, Sales Person: 705-645-5281**
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Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE,
BRACEBRIDGE - M221, INDEPENDENTLY OWNED AND
OPERATED: 705-645-5281**



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