



Price: <b>\$224,000</b> Status: <b>Sold</b>	MLS® #: <b>441804000106400</b>
Address: <b>30 SHERWOOD DR</b> City: <b>BRACEBRIDGE, P1L 1K7</b> Side of Road:	
Elem Schl: <b>BPS</b> Sec. School: <b>BMLSS</b>	
Lot Size: <b>66' X 136.15'</b> Square Footage: <b>1,800</b> Ttl Liv Sq Ft.: S.R.A.: <b>N/A</b>	District: <b>BB</b> Sub-Dist: <b>BRACE</b> Zoning: <b>RES</b>
Possession:	

**Public Info.** This in town, three bedroom home is located in a quiet, well established family neighbourhood. Large main floor living, separate dining area, not to mention a eat in kitchen. Lower level offers a perfect spot for family movie night and separate office area. Beautiful back yard has a park like setting with large deck for your enjoyment. Great family home!!!

Type: <b>Single Family</b> Style: <b>Side Split</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: <b>None</b> Accessory Buildings: <b>Storage Building</b>	Heating: <b>Electric, Baseboard</b> Garage Type: <b>Attached, Single</b> Water: <b>Municipal</b> Sewer: <b>Municipal</b> Services: <b>Electricity, Telephone, Cable, Garb Pick-Up</b> Rental Equipm.: <b>None</b> Flooring: <b>Carpet, Cushion/Tile/Lino</b>	Exterior: <b>Alum/Vinyl, Brick</b> Driveway: <b>Paved</b> Foundation: <b>Concrete, Block, Fully Finished</b> Int.Features: <b>Dining Room, Family Room, Laundry</b> Ext. Features: <b>Deck, Satellite Dish</b> Roof: <b>Asphalt Shingle</b>
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**Inclusions** Fridge, Stove, Washer, Dryer  
**Exclusions**

Bedrooms: <b>3</b> Bathrooms: <b>1 \ 1</b> Rental Income: Year Built: <b>1978</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>ATTACHED SINGLE</b> Waterfront: <b>No</b> Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13'4 X 19'	LOWER LEVEL	REC ROOM	17' X 13'
MAIN FLOOR	DINING ROOM	11' X 9'6	LOWER LEVEL	DEN/OFFICE	10' X 12'6
MAIN FLOOR	KITCHEN	11' X 12'	MAIN FLOOR	FOYER	10 X 6'4
2ND FLOOR	MASTER BEDROOM	11'8 X 14'10	MAIN FLOOR	LAUNDRY	11' X 9'
2ND FLOOR	BEDROOM	10' X 11'8	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	8'6 X 9'6	MAIN FLOOR	BATH (# pieces 1-6)	2 PC

Assessment: **\$193,000** Taxes: **\$2407 (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**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.