



Price: \$199,000 Status: Sold	MLS® #: 441804001708200
Address: 1032 DOYLE RD City: BRACEBRIDGE, P1L 1W9 Side of Road:	
Elem Schl: MACAULAY/MMO Sec. School: B.M.L.S.S./ST. DOM	
Lot Size: 100 X 150 Square Footage: 1,260 Ttl Liv Sq Ft.: 1,260 S.R.A.: N/A	District: BB Sub-Dist: MACAU Zoning: RES
Possession:	

Public Info. Lovely three bedroom bungalow located on a well treed lot which has been completely landscaped. Main floor family room, is a cozy haven for any family boasting a Muskoka Stone Fireplace complete with woodburning insert. As an added bonus, there is a second woodstove in the basement which has been WETT certified. Hardwood floors in all principal rooms enhance this spacious country home. This property is accessible to hiking trails, fishing and swimming as the Muskoka River is just a 5 minute walk away. A great opportunity awaits!

Type: Single Family Style: Bungalow Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Landscaped, Level, Wooded/Treed Access: Year Round Municipal Road WF Features: Accessory Buildings:	Heating: Electric, Wood Garage Type: None Water: Well, Drilled Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up Rental Equipm.: Hot Water Tank Flooring: Cushion/Tile/Lino, Wood	Exterior: Alum/Vinyl, Brick Driveway: Gravel, Single Foundation: Concrete, Block Int.Features: Fireplace(s), Woodstove(s), Airtight, Famm-Main Fl Ext. Features: Patio, Satellite Dish Roof: Asphalt Shingle
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Inclusions Fridge, stove, washer & dryer, backyard jungle gym.

Exclusions

Bedrooms: 3 Bathrooms: 1 \ Rental Income: POTENTIAL Year Built: 1977 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: No Waterfront: No	Gar.Details: NONE Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	19' X 10'	MAIN FLOOR	BEDROOM	7'8' X 7'10'
MAIN FLOOR	DINING ROOM	COMBINED W/ KITCHEN	MAIN FLOOR	BEDROOM	8'10' X 10'6"
MAIN FLOOR	KITCHEN	19' X 12'	MAIN FLOOR	FAMILY ROOM	15' X 12'
MAIN FLOOR	MASTER BEDROOM	12' X 11'	MAIN FLOOR	BATH (# pieces 1-6)	4 PIECE

Assessment: **\$196,000** Taxes: **\$1700 (2009)** 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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