



interior

Interior Feat: **Bar Fridge, Built-In Appliances, Propane Tank, Water Heater Owned**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Cooling: **Central Air**  
 Heating: **Forced Air-Propane**  
 Inclusions: **Dishwasher, Refrigerator, Stove, Other**  
 Add Inclusions: **Pool Table, peddle boat, stove, fridge, dishwasher, blue fridge & stove in games room/bar**  
 Exclusions: **All other furniture and personal effects not specifically included**  
 Electric Age: **2020** Plumbing Age: **2020** Furnished:  
 Furnace Age: **2020** Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PCL 28670 SEC MUSKOKA; PT LT 4 CON 5 MACAULAY PT 5 BR1523; T/W PT 27 & 28 BR1523 AS IN LT103048 (S/T LT10639); BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
 Zoning: **SR1-37** Survey: **Available/**  
 Assess Val/Year: **\$32,500/2021** Hold Over Days:  
 PIN: **481180148** Occupant Type: **Owner**  
 ROLL: **441804000902900**  
 Possession/Date: **Flexible/** Deposit: **100000**

Brokerage Information

List Date: **03/19/2021**  
 List Brokerage: **BRACEBRIDGE REALTY - BRACEBRIDGE - M308**   
 Source Board: **The Lakelands**

Prepared By: **OLIVER REPRICH, Broker of Record**

Date Prepared: **03/20/2021**

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\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

Rooms

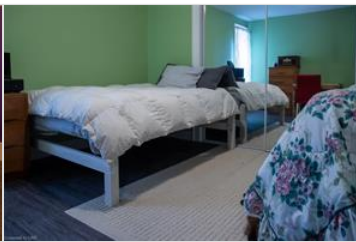
MLS®#: 40081531

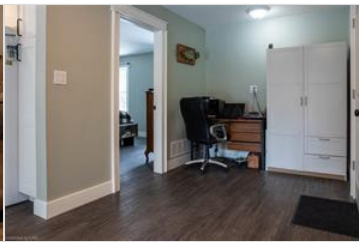
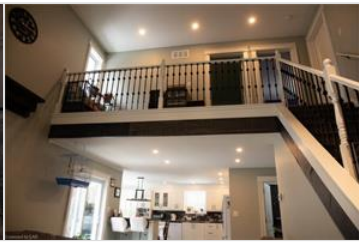
Room	Level	Dimensions	Dimensions (Convert)	Room Features
Foyer	Main	7.04 x 7.07	2.13 m x 2.13 m	
Desc: Nice size entrance room with big closet				
Living Room	Main	24.02 x 17.02	7.32 m x 5.18 m	
Desc: Open plan into the kitchen				
Eat-in Kitchen	Main	13.02 x 17.08	3.96 m x 5.18 m	
Desc: Can fit nice size dining table				
Other	Main	8.01 x 7.06	2.44 m x 2.13 m	
Desc: den/office area open to living room				
Bedroom Primary	Main	13.05 x 11.09	3.96 m x 3.35 m	
Other	Main	7.06 x 9	2.13 m x 2.74 m	
Desc: Walk-in closet				
Bathroom Primary	Main	6.08 x 13	1.83 m x 3.96 m	4-Piece
Bathroom	Second	13.08 x 12.03	3.96 m x 3.66 m	4-Piece
Bedroom	Second	13 x 12.04	3.96 m x 3.66 m	
Bedroom	Second	12.02 x 12.03	3.66 m x 3.66 m	
Game Room	Basement	33.09 x 13.07	10.06 m x 3.96 m	
Desc: full size pool table, bar in retro design				
Bedroom	Basement	11.07 x 6.09	3.35 m x 1.83 m	
Bathroom	Basement	6.08 x 3.03	1.83 m x .91 m	3-Piece
Desc: small but functional				

Photos

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Map

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