



Oliver Reprich
 Broker of Record
 BRACEBRIDGE REALTY - BRACEBRIDGE - M308
<http://BracebridgeRealty.ca>
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Cross Property Client Full

1088 BIGWIND LAKE ROAD

Bracebridge, ON P1L 1X1
 District of Muskoka/ Bracebridge/ Oakley

Residential/ Single Family/ For Sale Price: \$799,000.00
Sold

Sold Price: **\$780,000**



MLS®#: **179412**
 List Date: **01-Mar-2019** Bedrooms (AG/BG): **4 (4/ 0)**
 Sales Date: **25-May-2019** Bathrooms (F/H): **2 (2/ 0)**
 Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **2,000** Sqft Below Grade: **0**
 Sq Ft Finished: **2,000** Sq Ft. Unfinished:
 Sq Ft Source: **LBO provided**
 New Construction: **No** # Rooms: **10**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **North** Year Built/Desc: **2003/ Completed / New**
 Lot Front: **375.00** Lot Depth:
 Road Access Fee: **Municipal road, Year Round** Lot Size/Acres: **1-2.99 Acres/ 1.30**
 Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **4/ Private Single Wide/ Gravel**
 Waterfront: **Yes** WF Exposure: **North West**
 WF Type/Name: **Lake/ Bigwind**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **375**
 WF Features: **Dock**
Clean, Deep,
Gravel, Hard
 Shore Line: **Bottom, Mixed,**
Natural , Rocky,
Sandy
 Leased Land Fee:

Public Remarks: **Remarkable lake and remarkable property. Bigwind lake is known for one of the best water quality in Muskoka. 2/3 of lake is uninhabited government land, keeping this jewel of a lake pristine, quite and peaceful. Property consist of 2 lots combined frontage of 375 feet and 1.3 acres. Perfect privacy , no neighbors in site. Modern well cared for newer winterized cottage. Very spacious, bright and charming. 4 bedrooms, 2 bath, huge lower level family room. Large deck on the lake side connected to a very spacious patio to enjoy the outdoors. Easy pathway to lake and dock. Cristal clean water with great clean sand/ gravel shoreline, perfect for swimming. 20x10 insulated Bunkie/ workshop. Cottage comes fully furnished and equipped as present including kayaks and paddleboat.**

Directions: **Bird Lake Rd to Bigwind lake Rd to 1088**

Interior Features

Interior Features: **Carbon Monoxide Detector, Cathedral Ceiling, Main Floor Laundry, Smoke Detector, Water Heater**
Owned, Winterized
 Basement: **None/ None/ Walk-Out** Fireplace: **Wood**
 Heat Primary/Sec: **Airtight Stove, Forced Air-Electric/ Airtight Stove**
 HVAC: **Air Cleaner** Foundation: **Poured Concrete, Slab**
 Under Contract \$: UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **None** Plumbing Age: **2003**
 Lease To Own Equip: **None** Oil Tank Age:
 Accessibility: Wiring Age: **2003**

Exterior Features

Add'l Monthly Fees: Exposure: **North West** Pool: **None**
 Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:
 Exterior Finish: **Wood**
 Restrictions: **Municipal**
 Services: **Cell Service, Electricity, Internet High-Speed, Telephone**
 Topography: **Flat site, Sloping, Terraced** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2003**
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Exterior Features: **Balcony, Deck(s), Patio(s), Year-Round Living**
 Other Structures: **Bunkhouse, Workshop**
 Site Influences: **Greenbelt/Conservation, Trails, Water View**

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Hot Water Tank Owned, Smoke Detector, Window Coverings All furnishings , appliances and most of the equipment's**

Exclusions: **Personal belongings, pictures, 2 kayaks**

Tax Information

Roll#: **441806000703100** Local Improve Fee/Comments /
Pin#: **480550264** Zoning: **SR2** Taxes/Year: **\$3,839/ 2017**
Assessment \$/Year: **\$508,000/2019** Survey/Year: **Yes 1994** Survey Type: **Boundary Only**
Legal Description: **PCL 26322 SEC MUSKOKA; PT LT 16 CON 11 OAKLEY PT 7 BR1356; T/W PT 8 & 41 BR1356 AS IN
LT75844; PT RDAL IN FRONT OF LT 16 CON 11 OAKLEY CLOSED BY LT109587; PT 18 35R8217;
BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Living Room	M	16'x11'	
Kitchen /Dining Room	M	16'6"x13'6"	
Bedroom	M	11'x8'6"	
Bedroom	M	10'x8'6"	
Bathroom	M	10'x6'	4-Piece
Family Room	LAG	30'x13'11"	
Bedroom	LAG	15'x9'6"	
Laundry Room	LAG	10'x6'5"x3'	
Bathroom	LAG	5'x10'	3-Piece
Master Bedroom	M	16'x11'	

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219

Client Full Report

Date Printed: 01/16/2020

Prepared By: OLIVER REPRICH, Broker of Record

<http://bracebridgerealty.ca/>

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