



**Oliver Reprich**  
 Broker of Record  
 BRACEBRIDGE REALTY - BRACEBRIDGE - M308  
<http://BracebridgeRealty.ca>  
 Cell: 705-641-9524

## Cross Property Client Full

**1050 KARIN CRESCENT**  
**Bracebridge, ON P1L 1X3**  
 District of Muskoka/ Bracebridge/ Macaulay

**Residential/ Single Family/ For Sale**    **Price: \$699,000.00**  
**Sold**

Sold Price: **\$699,000**



MLS®#: **195396**  
 List Date: **15-May-2019**    Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Sales Date: **02-Jun-2019**    Bathrooms (F/H): **2 ( 1/ 1)**  
 Type: **Detached**  
 Style: **2 Storey**  
 Sqft Above Grade: **1,490**    Sqft Below Grade: **0**  
 Sq Ft Finished: **1,490**    Sq Ft. Unfinished:  
 Sq Ft Source: **LBO provided**  
 New Construction: **No**    # Rooms: **10**  
 Title/Ownership: **Freehold**    Recreational: **Yes**  
 Fronting On: **North**    Year Built/Desc: **0/ Unknown**  
 Lot Front: **114.00**    Lot Depth:  
 Road Access Fee:    Lot Size/Acres: **0.5-0.99 Acres/**  
 Access: **Municipal road, Year Round**  
 Garage Spaces/Type: **1.0/ Detached**  
 Driveway Spaces/Type: **5/ Private Double Wide/ Gravel**  
 Waterfront: **Yes**    WF Exposure: **North West**  
 WF Type/Name: **Lake/ Healey**  
 Shore Rd Allowance: **Not Owned**    WF Frontage Ft: **115**  
 WF Features: **Beach, Dock**  
 Shore Line: **Clean, Natural , Sandy**  
 Leased Land Fee:

Public Remarks: **Welcome to Beautiful Healey Lake! This 3 bedroom 2 bathroom could be your home or cottage and offers over 1400 square feet of newly renovated living space. The open concept kitchen and living room provide outstanding views of the lake, a modern electric fireplace for the cool nights, and a breakfast bar for entertaining your guests. The sandy beach is a perfect spot for the kids to play, and for the whole family to make memories. With over 500 square feet of decking this is the perfect spot to relax and enjoy your home away from home.**

Directions: **Fraserburg to Healey to Peter to Karin**

### Interior Features

Interior Features: **Main Floor Laundry, Washer/Dryer Hookup**  
 Basement: **Partial Basement/ Unfinished/**    Fireplace: **Electric**  
 Heat Primary/Sec: **Forced Air-Oil/ Baseboard**  
 HVAC: **Duct Work**    Foundation: **Concrete Block**  
 Under Contract/Rental Items: **None**    Plumbing Age:

### Exterior Features

Add'l Monthly Fees:    Exposure: **North West**    Pool: **None**  
 Exterior Finish: **Vinyl Siding**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity**  
 Topography: **Flat, Wooded/Treed**    Alternative Power:  
 Roofing: **Metal**    Yr Roof Surface Replaced:  
 Water/Supply Type: **Well/ Drilled Well**    Sewage: **Septic**  
 Site Influences: **Beach, Golf, Lake Access, Major Highway, Marina, Park, Schools, Trails, Water View**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove, Built-in Microwave**

Exclusions: **n/a**

### Tax Information

Roll#: **441804000602400**    Local Improve Fee/Comments /  
 Pin#: **481080246**    Zoning: **RES**    Taxes/Year: **\$2,438/ 2018**  
 Assessment \$/Year: **\$246,000/2019**    Survey/Year: **Yes 1966**    Survey Type: **Available**  
 Legal Description: **Lt 17 PL 506 MACAULAY; Bracebridge; The District Municipality of Muskoka**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Kitchen</b>	M	<b>14'8"x11'8"</b>	
<b>Living Room</b>	M	<b>23'x13'</b>	

<b>Bathroom</b>	M	<b>0'x0'</b>	<b>2-Piece</b>
<b>Sitting Room</b>	M	<b>12'x5'8"</b>	
<b>Other</b>	M	<b>11'9"x6'5"</b>	
<b>Master Bedroom</b>	2	<b>13'2"x11'4"</b>	
<b>Bedroom</b>	2	<b>8'7"x9'</b>	
<b>Bedroom</b>	2	<b>13'2"x9'10"</b>	
<b>Bathroom</b>	2	<b>0'x0'</b>	<b>5+ Piece, Tile Floors</b>
<b>Porch</b>	2	<b>12'4"x4'</b>	

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

**Client Full Report**

**Date Printed: 01/20/2020**

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

<http://bracebridgerealty.ca/>

**BRACEBRIDGE REALTY - BRACEBRIDGE - M308**

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**1213 PETER ROAD**  
**Bracebridge, ON P1L 1X3**  
**District of Muskoka/ Bracebridge/ Macaulay**

**Residential/ Single Family/ For Sale Price: \$379,900.00**  
**Sold**

Sold Price: **\$350,000**



MLS®#: **215598**  
List Date: **12-Aug-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
Sales Date: **23-Sep-2019** Bathrooms (F/H): **1 ( 1/ 0)**  
Type: **Detached**  
Style: **Bungalow**  
Sqft Above Grade: **865** Sqft Below Grade: **0**  
Sq Ft Finished: **865** Sq Ft. Unfinished:  
Sq Ft Source: **Other**  
New Construction: **No** # Rooms: **6**  
Title/Ownership: **Freehold** Recreational: **No**  
Fronting On: **East** Year Built/Desc: **1972/ Completed / New**  
Lot Front: **43.44** Lot Depth: **283.53**  
Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/ 0.54**  
Access: **Municipal road, Seasonal Access**  
Driveway Spaces/Type: **4/ Private Single Wide/ Gravel**  
Waterfront: **Yes** WF Exposure: **West**  
WF Type/Name: **Lake/ Healey**  
Shore Rd Allowance: **Owned** WF Frontage Ft: **43**  
WF Features: **Beach**  
Shore Line: **Mixed**  
Leased Land Fee:

Public Remarks: **Don't let the small frontage bother you. This delightful, one owner cottage serves up plenty of peace and quiet. Great lake view from this 3 bedroom, well built cottage. Sunken Living room-Dining room combination features built in storage, wood stove, and sliders to lake side deck. Plenty of windows providing abundant natural light. Kitchen is accessed from rear deck and over looks the LR/DR. Three bedrooms and a three piece bath complete the main living area. Large level lot is just over half an acre and offers a well appointed work shop for storage and puttering. Immediate occupancy is possible.**

Directions: **Fraserburg, North on Healey Lake Road, East on Peter Road to SOP.**

**Interior Features**

Interior Features: **Cathedral Ceiling, Smoke Detector**  
Basement: **Crawl Space/ None/** Fireplace: **Wood Stove**  
Heat Primary/Sec: **Baseboard/ Airtight Stove**  
HVAC: **None** Foundation: **Concrete Block**  
Under Contract \$: UFFI: **Unknown** Furnace Age:  
Under Contract/Rental Items: **None** Plumbing Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **None**  
Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:  
Exterior Finish: **Aluminum Siding**  
Restrictions: **Municipal**  
Services: **At Lot Line-Hydro, Cell Service, Garbage/Sanitary Collection**  
Topography: **Clear View, Flat** Alternative Power:  
Roofing: **Asphalt** Yr Roof Surface Replaced:  
Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**  
Exterior Features: **Deck(s), Seasonal Living**  
Other Structures: **Workshop**  
Site Influences: **Water View**

**Inclusions/Exclusions**

Inclusions: **Refrigerator, Stove, Hot Water Tank Owned**

Exclusions: **personal items.**

**Tax Information**

Roll#: **441804000603800** Local Improve Fee/Comments **No/**  
Pin#: **481080035** Zoning: **SR1** Taxes/Year: **\$2,037/ 2019**  
Assessment \$/Year: **\$207,000/2018** Survey/Year: **No** Survey Type:  
Legal Description: **PLAN M424 LT3**

**Rooms**

Room	Level	Dimensions	Features
Living Room/Dining Room	M	13'7"x19'2"	Walkout to Balcony/Deck
Kitchen	M	12'x11'7"	Walkout to Balcony/Deck
Master Bedroom	M	8'3"x9'3"	

**Bedroom** M 8'7"x9'6"

**Bedroom** M 9'2"x8'7"

**Bathroom** M 3-Piece

**ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, BRACEBRIDGE -M59**

**Client Full Report**

**Date Printed: 01/20/2020**

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

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**1095 PETER ROAD**  
**Bracebridge, ON P1L 1X3**  
**District of Muskoka/ Bracebridge/ Macaulay**

**Residential/ Single Family/ For Sale Price: \$369,000.00**  
**Sold**

Sold Price: **\$379,000**



MLS®#: **191833**  
List Date: **01-May-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
Sales Date: **06-May-2019** Bathrooms (F/H): **1 ( 1/ 0)**  
Type: **Detached**  
Style: **Bungalow**  
Sqft Above Grade: **850** Sqft Below Grade: **850**  
Sq Ft Finished: **850** Sq Ft. Unfinished: **850**  
Sq Ft Source: **Other**  
New Construction: **No** # Rooms: **6**  
Title/Ownership: **Freehold** Recreational: **Yes**  
Fronting On: **South** Year Built/Desc: **/ Unknown**  
Lot Front: **102.00** Lot Depth: **327.00**  
Road Access Fee: Lot Size/Acres: **0.5-0.99**  
Access: **Municipal road, Seasonal Access** Acres/ **0.81**  
Driveway Spaces/Type: **4/ Private Single Wide/ Gravel**  
Waterfront: **Yes** WF Exposure: **North West**  
WF Type/Name: **Lake/ Healey** WF Frontage Ft: **102**  
Shore Rd Allowance: **Not Owned** WF Features: **Other (see remarks)**  
Shore Line: **Natural**  
Leased Land Fee:

Public Remarks: **Never before offered, this original 3 bedroom Viceroy cottage sits on a gentle to level lot with northwest exposure on a popular lake. Bedrooms have vaulted ceilings and cathedral ceilings in principal rooms. Large wraparound sun deck, lots of glass. Staircase leads to full unfinished basement with walk out. The cottage needs some TLC and waits for your finishing touches but has lot of potential. Cottage is being sold 'as is, where is' and buyer to do their due diligence. Get your feet wet at an attractive entry level price!**

Directions: **Fraserburg Rd, left onto Healey lake Rd, right at fork onto Peter Rd to SOP**

**Interior Features**

Interior Features: **Cathedral Ceiling**  
Basement: **Full/ None/ Walk-Out**  
Heat Primary/Sec: **Baseboard/ Woodstove**  
HVAC: **None**  
Under Contract \$:  
Under Contract/Rental Items: **None**  
Lease To Own Equip: **None**

Fireplace: **Wood Stove**  
Foundation: **Concrete Block**  
UFFI: **Unknown** Furnace Age:  
Plumbing Age:  
Oil Tank Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **None**  
Lot Shape: **Rectangular** Lot Irregularities: FH Common Fee:  
Exterior Finish: **Wood**  
Restrictions: **Other**  
Services: **Electricity, Garbage/Sanitary Collection, Telephone**  
Topography: **Flat, Sloping** Alternative Power:  
Roofing: **Asphalt** Yr Roof Surface Replaced:  
Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**  
Water Treatment: **None**  
Exterior Features: **Deck(s)**  
Site Influences: **None**

**Inclusions/Exclusions**

Inclusions: **Microwave Apartment Fridge, 1 Table, 1 Coffee Table, 2 Wooden Chairs, 1 Paddleboat, 1 Bed, 1 Woodstove**

Exclusions: **Personal items**

**Tax Information**

Roll#: **441804000405308** Local Improve Fee/Comments /  
Pin#: **481080074** Zoning: **SR1** Taxes/Year: **\$2,964/ 2018**  
Assessment \$/Year: **\$299,000/2019** Survey/Year: **No** Survey Type:  
Legal Description: **PCL 27177 SEC MUSKOKA; LT 9 PL M480 MACAULAY BRACEBRIDGE; THE DISTRICT MUNICIPALITY OF MUSKOKA**

**Rooms**

Room	Level	Dimensions	Features
Living Room/Dining Room	M	20'2"x11'4"	
Master Bedroom	M	11'6"x10'	
Bedroom	M	11'3"x7'6"	

**Bedroom** M 8'9"x7'3"  
**Bathroom** M 4-Piece  
**Kitchen** M 14'3"x7'6"

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