

Cross Property Client Full

26 ALBERT STREET W
Hillsdale, ON L0L 1V0
 Simcoe County/Springwater/

Residential/Single Family/For Sale
Active

Price: \$684,900.00



MLS®#: **162737**
 List Date: **30-Oct-2018**
 Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **3 (3/0)**

Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,726**
 Sq Ft Finished: **2,337**
 Sq Ft Source: **LBO provided**
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **12**
 Recreational: **No**
 Year Built/Desc: **2004/Completed / New**

Fronting On: **North**
 Lot Front: **151.00**
 Road Access Fee:
 Cross Streets: **HWY 93 & ALBERT ST W**
 Access: **Municipal road**
 Garage Spaces/Type: **2.0/Attached, Detached, Heated**
 Driveway Spaces/Type: **6/Front Yard, Private Double Wide/Asphalt**
 Waterfront: **No**
 WF Exposure:

Sqft Below Grade: **1,130**
 Sq Ft. Unfinished

Lot Depth: **144.00**
 Lot Size/Acres: **0.5-0.99 Acres/**

Public Remarks: This meticulously maintained home presents ample opportunity for family and friends with over 2,300 sqft living space. 3 bedroom, 3 bathroom with master bedroom, ensuite and laundry room all on the main floor. Updated kitchen with stainless steel appliance package and maple flooring throughout. Spacious recreation room in the basement to suit all of your entertaining needs. Main level walkout to a 10 x 30 deck and lower level walkout to 16 x 32 heated saltwater pool. Attached 2 car garage with entry from the inside. Detached 24 x 26 heated shop. Backup generator. Incredible curb appeal. Immaculate landscaping throughout with a 4 zone irrigation system. Ideal location just 15 minutes north of Barrie and 5 minutes from Highway 400. Situated close to all essential amenities. Your time with be thoroughly enjoyed with Horseshoe Valley and Mount St. Louis Moonstone ski hills, lakes and hiking and snowmobile trails nearby. Don't miss out on this amazing opportunity!

Directions: HWY 93 TO ALBERT ST. W. TO 26 ALBERT ST. W.

Interior Features

Interior Features: **Gas Stove(s), Main Floor Laundry, Smoke Detector, Sump Pump, Water Heater Owned, Work Bench**
 Basement: **Full/Fully Finished/Separate Entrance, Walk-Out** Fireplace: **Natural Gas**
 Heat Primary/Sec: **Forced Air-Gas/**
 HVAC: **Air Conditioner, Air Exchanger, Central Air, Duct Work** Foundation: **Poured Concrete**
 Under Contract \$:
 Under Contract/Rental Items: **None** UFFI: **No** Furnace Age:
 Lease To Own Equip: **None** Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: **South** Pool: **In Ground, Salt**
 Lot Shape: Lot Irregularities: FH Common Fee: **No**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **Other**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Street Lights, Telephone**
 Topography: **Level** Alternative Power: **Generator-wired**
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2017**
 Water/Supply Type: **Municipal/** Sewage: **Septic**
 Water Treatment: **Water Softener**
 Exterior Features: **Awnings, Built-In BBQ, Deck(s), Fenced Partial, Landscape Lighting, Lawn Sprinkler System, Patio(s), Porch, Year-Round Living**
 Other Structures: **Workshop**
 Site Influences: **Beach, Golf, Landscaped, Major Highway, Park, Place of Worship, Schools, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Garage Door Opener, Pool Equipment, Satellite Dish, Smoke Detector Dishwasher Samsung, Stove Samsung, Microwave Samsung, Refrigerator Samsung, Washer Maytag, Dryer Whirlpool, All Pool Equipment Hayward, 6000 Watt Generator**

Exclusions: **All Personal Items**

Tax Information

TAX INFORMATION

Roll#: **431002008113910** Local Improve Fee/Comments **No/**
 Pin#: **583710231** Zoning: **RESIDENTIAL** Taxes/Year: **\$3,275/2018**
 Assessment \$/Year: **\$389,500/2018** Survey/Year: **Yes 2010** Survey Type: **Available**
 Legal Description: **PCL 3-1 SEC 51M638 SPRINGWATER S/TF LT426516; SPRINGWATER**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Kitchen /Dining Room	M	27'x13'	Walkout to Balcony/Deck
Living Room	M	15'x12'	
Master Bedroom	M	12'x14'8"	
Bedroom	M	9'10"x9'10"	
Laundry Room	M	11'2"x5'	
Bathroom	M		4-Piece
Recreation Room	LAG	15'8"x24'	Fireplace
Foyer	LAG	12'8"x14'	French doors
Bedroom	LAG	10'x17'	
Utility	LAG	7'9"x10'	
Bathroom	LAG		4-Piece
Ensuite	M		4-Piece

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Client Full Report

Date Printed: 11/21/2018

Prepared By: OFFICE ADMINISTRATION , .

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