

1446 MAPLE Road, Innisfil, Ontario L0L 1C0

Client Full
Active / Residential

1446 MAPLE Rd Innisfil

MLS® #: 40097365
 Price: **\$879,000**



**Simcoe County / Innisfil / IN31 - Belle Ewart
 Bungalow Raised / House**

	Beds	Baths	Kitch
Basement	2	1	
Main	3	2	1

Beds: **5 (3 + 2)**
 Baths: **3 (3 + 0)**
 SF Total: **1,650 / Owner**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,650.00 / Owner**
 Common Interest: **Freehold / None**
 Tax Amt/Yr: **\$4,442 / 2021**

Remarks/Directions

Public Rmks: **Beautiful raised bungalow steps to Lake Simcoe and close to public beach. Very well maintained with fully finished basement. Large lot with no neighbours backing on to it. New gas stove and new fence in yard. This property won't disappoint.**

Directions: **20th Sideroad and 6th Line**

Common Elements

Exterior

Exterior Feat:	Deck(s)			Roof:	Asphalt Shingle
Construct. Material:	Brick	Foundation:	Concrete	Prop Attached:	Detached
Shingles Replaced:				Apx Age:	16-30 Years
Year/Desc/Source:	// Owner			Garage Spaces:	2.0
Garage & Parking:	Attached Garage, Private Drive Double Wide,			Sewer:	Sewer (Municipal)
Parking Spaces:	6	Driveway Spaces:	4.0	Acres Rent:	
Parking Level/Unit:		Parking Assigned:		Lot Shape:	
Water Source:	Municipal	Water Tmnt:		Land Lse Fee:	
Lot Size Area/Units:	/	Acres Range:	< 0.5	Fronting On:	West
Lot Front (Ft):	49.97	Lot Depth (Ft):	153.54		
Location:	Urban	Lot Irregularities:			
Area Influences:	Lake Access, Playground Nearby, Schools				
Topography:					

Interior

Interior Feat:	Air Exchanger, Water Softener	
Basement:	Full Basement	Basement Fin: Fully Finished
Cooling:	Central Air	
Heating:	Forced Air	
Inclusions:	Dishwasher, Dryer, Refrigerator, Stove, Washer	
Exclusions:	All personal items.	

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 99 NW/S MAPLE RD PL 601, PT 7 51R28740; INNISFIL	Survey:	None/
Zoning:	R1	Hold Over Days:	
Assess Val/Year:	\$465,000/2021	Occupant Type:	Owner
PIN:	580680280	Deposit:	80000
ROLL:	431601001409511		
Possession/Date:	90+ Days/		

Brokerage Information

List Date: **04/14/2021**
 List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLING-M306**
 Source Board: **The Lakelands**

Prepared By: L. Billings, Brokerage Staff, Employee

Date Prepared: 04/15/2021

POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.