

1032 BALFOUR WOODS Road, Gravenhurst, Ontario P0E 1G0

Client Full
Active / Residential

1032 BALFOUR WOODS Rd Gravenhurst

MLS® #: 40187758
Price: **\$1,895,000**



Muskoka/Gravenhurst/Gravenhurst

Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 (3 + 0)**
 Baths: **2 (2 + 0)**
 SF Fin Total: **2,569/LBO provided**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,569.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,265/2021**
 Addl Monthly Fees: **\$25.00**

Remarks/Directions

Public Rmks: **Welcome to 1032 Balfour Woods overlooking beautiful Morrison Lake. This 3+1 bedroom, 2 bathroom year round home is less than 2 hours from the city and close to Gravenhurst and all its amenities. Enjoy the open concept main floor with huge windows and soaring ceilings. The lower level is the perfect games/entertainment area for your family and friends to enjoy. Attached is a large oversized garage with a loft above, providing extra space to host guests. Deeded access to the lake with docking, swimming and a tennis court. You won't be disappointed!**

Directions: **Take Hwy 169 to Southwood Rd. Keep left on Southwood Rd, follow until Balfour Woods Rd, turn right and follow to #1032**

Common Elements

Common Element Additional Fee: **25.00**

Exterior

Construct. Material:	Board & Batten, Wood	Foundation:	ICF, Poured Concrete	Roof:	Asphalt Shingle
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	2017//Owner			Apx Age:	0-5 Years
Property Access:	Municipal Road			Rd Acc Fee:	
Other Structures:				Winterized:	Fully Winterized
Garage & Parking:	Attached Garage//Private Drive Single Wide//Circular Driveway, Gravel Driveway	Driveway Spaces:	12.0	Garage Spaces:	2.0
Parking Spaces:	14	Parking Assigned:		Sewer:	Septic
Parking Level/Unit:					
Services:	Cell Service, Electricity, High Speed Internet Avail				
			Reverse Osmosis, Sediment Filter, UV System, Water Softener		
Water Source:	Drilled Well	Water Tmnt:			
Lot Size Area/Units:	1.920/Acres	Acres Range:	0.50-1.99	Acres Rent:	
Lot Front (Ft):	197.00	Lot Depth (Ft):	0.00	Lot Shape:	
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Lake Access, Shopping Nearby				
View:	Lake			Retire Com:	

Interior

Interior Feat:	Central Vacuum, Ventilation System		
Security Feat:	Security System		
Basement:	Full Basement	Basement Fin:	Fully Finished
Laundry Feat:	Main Level		
Cooling:	Central Air		
Heating:	Fireplace-Gas, Forced Air-Propane, Woodstove		
Under Contract:	Propane Tank		Contract Cost/Mo:
Inclusions:	Dishwasher, Dryer, Refrigerator, Stove, Washer		

Property Information

Common Elem Fee:	Yes	Local Improvements Fee:	
Legal Desc:	PCL 3-1 SEC 35M620; LT 3 PL 35M620 GRAVENHURST EXCEPT ROW FOR THE WOOD COLONIZATION RD; S/T RIGHT IN LT150899; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA	Survey:	Available/
Zoning:	RB-7	Hold Over Days:	
Assess Val/Year:	\$543,000/2021	Occupant Type:	Owner
PIN:	480390019		
ROLL:	440202004500515	Deposit:	10%
Possession/Date:	Other/2022-05-02		

Brokerage Information

List Date: **11/16/2021**
 List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA**

Source Board: **The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 12/02/2021

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Search Criteria

Mls Status is 'Active'

List Office Key Numeric is 1010383

Co List Office Key Numeric is 1010383

Co List Office 2 Key Numeric is 1010383

Co List Office 3 Key Numeric is 1010383

Selected 1 of 9 results.