

# 18 SELLENS Avenue, Bracebridge, Ontario P1L 1R3

Client Full  
**Active / Residential**

**18 SELLENS Av Bracebridge**

MLS® #: 40217352  
Price: **\$1,200,000**



## Muskoka/Bracebridge/Macaulay

### 3 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	2	1	
Third	1	1	

Beds: **3 ( 3 + 0 )**  
 Baths: **3 ( 2 + 1 )**  
 SF Fin Total: **2,259/Other**  
 SF Fin Range: **1501 to 2000**  
 AG Fin SF: **1,812.00/Other**  
 BG Fin SF: **447.00/Other**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,213/2021**

### Remarks/Directions

Public Rmks: **Exceptional custom home ideally located on the outskirts of Bracebridge. Recently completed in 2021, this family home features 3 bedrooms, 2.5 baths, a fully finished basement, primary bedroom with spa-inspired ensuite, walk-in closet, detached heated garage/shop (24x30) and a resort style backyard with pool (15x30), jumping rock, Muskoka room and hot tub. 10 foot ceilings on the main floor create a bright and open space perfect for entertaining. The kitchen leads directly to the screened in Douglas Fir timber frame Muskoka Room where you will find stamped concrete floors, a brand-new hot tub and lounge area. From here you can see and hear the laughter and pure enjoyment of friends and family as they gather around the in-ground pool for summer BBQ's, family get togethers and special occasions. With just over one acre of land, there is still plenty of room in the fenced in back yard for kids and pets to play. A rare opportunity to have the privacy you desire, the convenience of being in town and the opportunity to create lasting family memories in Muskoka.**

Directions: **Manitoba St to McNabb St. Right on McNabb to Sellens Ave, left on to Sellens Ave.**  
 Cross St: **Manitoba Sr**

### Common Elements

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Garage</b>				<b>Yes</b>

### Exterior

Exterior Feat: **Hot Tub, Landscaped, Patio(s), Porch-Enclosed, Privacy, Storage Buildings, Year Round Living**  
 Construct. Material: **Stone, Vinyl Siding** Roof: **Asphalt Shingle**  
 Shingles Replaced: Foundation: **Block** Prop Attached: **Detached**  
 Year/Desc/Source: **2020//Owner** Apx Age: **0-5 Years**  
 Property Access: **Municipal Road, Paved Road, Public Road, Year Round Road** Rd Acc Fee:  
 Other Structures: **Fence - Full, Shed, Workshop** Winterized:  
 Pool Features: **Inground, Outdoor, Other**  
 Garage & Parking: **Detached Garage//RV / Truck Parking//Asphalt Driveway**  
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**  
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **No**  
 Services: **Cable, Cell Service, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**

Water Source: **Municipal** Water Tmnt: **Reverse Osmosis, Water Purification** Sewer: **Septic**  
 Lot Size Area/Units: **0.650/Acres** Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **116.00** Lot Depth (Ft): **270.00** Lot Shape: **Irregular**  
 Location: **Urban** Lot Irregularities:  
 Area Influences: **Airport, Ample Parking, Hospital, Schools, Shopping Nearby** Land Lse Fee:  
 View: Topography: **Flat** Retire Com: **No**  
 Restrictions: **Easement** Fronting On: **East**  
 School District: **Simcoe Muskoka Catholic District School Board, Trillium Lakelands District School Board**  
 High School: **BMLL & St.Dominic Catholic**  
 Elementary School: **Bracebridge Public School**

### Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Ceiling Fans**  
 Security Feat: **None**  
 Access Feat: **None**  
 Basement: **Partial Basement** Basement Fin: **Fully Finished**  
 Laundry Feat: **In Bathroom**  
 Cooling: **Central Air**  
 Heating: **Forced Air**  
 Fireplace: **/Electric, Family Room** FP Stove Op:  
 Under Contract: **None** Contract Cost/Mo:  
 Lease to Own: **None**  
 Inclusions: **Dishwasher, Dryer, Hot Tub, Microwave, Refrigerator, Stove, Washer, Window Coverings**

Add Inclusions: **Outside playground, zip line, pool accessories, winter pool cover and solar blanket.**

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**Property Information**

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Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>LT 82 RCP 545 MACAULAY ; S/T DM23054 AMENDED BY DM34247; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA</b>	
Zoning: <b>R1-12</b>	Survey: <b>None/</b>
Assess Val/Year: <b>\$114,000/2022</b>	Hold Over Days:
PIN: <b>481180654</b>	Occupant Type: <b>Owner</b>
ROLL: <b>441804001204000</b>	
Possession/Date: <b>60 - 89 Days/</b>	Deposit: <b>5%</b>
Possession Rmks: <b>Mid May</b>	

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**Brokerage Information**

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List Date: **03/01/2022**  
List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA](#)  
Source Board:  **The Lakelands**

**Prepared By: Brokerage Staff - A. Barstaad, Employee**

**Date Prepared: 03/02/2022**

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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 7 results.