

# 1513 FALKENBURG Road, Bracebridge, Ontario P1L 1X4

Client Full  
**Active / Residential**

**1513 FALKENBURG Rd Bracebridge**

MLS® #: 40314203  
Price: **\$3,495,000**



## Muskoka/Bracebridge/Bracebridge

### 2 Storey/House

	Beds	Baths	Kitch
Main	2	3	1
Second	5	2	

Beds (AG+BG): **7 (7 + 0)**  
 Baths (F+H): **5 (4 + 1)**  
 SF Fin Total: **3,746**  
 AG Fin SF Range: **3001 to 4000**  
 AG Fin SF: **3,746/LBO provided**  
 DOM/CDOM: **281/281**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,291.00/2022**

### Remarks/Directions

Public Rmks: **A nature lovers paradise. This expansive property offers 191 Acres which includes a small lake, multiple ponds, gardens and trails for your recreational pleasure. If you enjoy working in a shop, look no further. There is a large heated garage and a secondary storage space which will accommodate all your needs. This property also features a bright and cheerful 2 bedroom guest house. The main house is truly one of a kind with cherry floors and Ash wood walls throughout that has been procured from the property itself. There is a granite rock fireplace in the middle of the main floor that can be enjoyed from both the living and family room. Their is ample seating along the quartz counter top island in the open concept kitchen. The main floor features 2 bedrooms each containing their own ensuite bathroom. Upstairs features 5 bedrooms and 2 bathrooms. Plenty of space for everyone.**

Directions: **Hwy 118 , Butter & Egg Road, Falkenburg Rd to destination. Enter driveway that's open to main house.**

### Common Elements

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Garage</b>				<b>Yes</b>
<b>Guest House</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>Yes</b>

### Exterior

Construct. Material: **Board & Batten, Wood**  
 Shingles Replaced: Foundation: **Slab**  
 Year/Desc/Source: // Roof: **Asphalt Shingle**  
 Garage & Parking: **Detached Garage//Outside/Surface/Open, Private Drive Single Wide**  
 Prop Attached: **Detached**  
 Apx Age: **6-15 Years**  
 Parking Spaces: **23**  
 Driveway Spaces: **13.0**  
 Garage Spaces: **10.0**  
 Water Source: **Drilled Well**  
 Water Tmnt: Sewer: **Septic**  
 Lot Size Area/Units: **191.475/Acres**  
 Acres Range: **100+**  
 Acres Rent:  
 Lot Front (Ft): **0.00**  
 Lot Depth (Ft): **0.00**  
 Location: **Rural**  
 Lot Irregularities:  
 Area Influences: **Ample Parking**  
 Land Lse Fee:

### Interior

Interior Feat: **Air Exchanger, Built-In Appliances, Countertop Range, Guest Accommodations, In-law Capability, Oven Built-in, Sewage Pump, Water Heater**  
 Basement: **None** Basement Fin:  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Fireplace-Wood, Forced Air, Propane, Radiant**  
 Fireplace: **/Wood** FP Stove Op:  
 Inclusions: **Carbon Monoxide Detector, Refrigerator, Stove**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **LT 13 CON 9 MONCK EXCEPT PT 1, 35R18487; PT LT 13 CON 10 MONCK AS IN DM79042; S/T DM326530A;**  
**MUSKOKA LAKES**  
 Zoning: **RU1** Survey: **Available/**  
 Assess Val/Year: **\$1,112,000/2022** Hold Over Days:  
 PIN: **481610224** Occupant Type: **Owner**  
 ROLL: **445309000703900**  
 Possession/Date: **Flexible/** Deposit: **5%**

### Brokerage Information

List Date: **08/26/2022**  
 List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA**

Prepared By: Myan Mclean, Employee  
Date Prepared: 06/05/2023

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