

# 29 PHEASANT Run, Bracebridge, Ontario P1L 1W9

Client Full  
**Active / Residential**

**29 PHEASANT Rn Bracebridge**

MLS® #: 40480630

Price: **\$825,000**



## Muskoka/Bracebridge/Bracebridge

### Bungalow/House

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,571**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,571/Plans**  
 DOM: **23**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$5,000.79/2023**

### Remarks/Directions

Public Rmks: **Welcome to 29 Pheasant Run. Located in a newly developed and cozy neighbourhood in Bracebridge, this bungalow is the perfect spot to make your home. With multiple upgrades completed, no detail was overlooked in this build. From the quartz countertops, double doors leading into the Muskoka room, engineered laminate flooring throughout the main living area, flat LED's in the upper floor, upgraded trims and finishes, AC and more this bungalow boasts high end finishes throughout. The unfinished basement with a roughed in bathroom is the perfect blank canvas to make your vision come alive. A large two car garage adds a great space for additional storage. In addition, the location is conveniently located near all your highly sought after amenities including schools, nearby shopping, hospital and more. A covered front porch allows for the perfect sitting space to enjoy your morning coffee.**

Directions: **HWY 11 to exit cedar lane, left on entrance drive turn right onto Manitoba street, right onto clear brook trail, right onto pheasant run to house # 29**

### Common Elements

#### Exterior

Construct. Material:	<b>Vinyl Siding</b>	Foundation:	<b>Concrete</b>	Roof:	<b>Asphalt Shingle</b>
Shingles Replaced:				Prop Attached:	<b>Detached</b>
Year/Desc/Source:	//			Apx Age:	<b>New</b>
Garage & Parking:	<b>Attached Garage//Private Drive Double Wide</b>				
Parking Spaces:	<b>6</b>	Driveway Spaces:	<b>4.0</b>	Garage Spaces:	<b>2.0</b>
Water Source:	<b>Municipal</b>	Water Tmnt:		Sewer:	<b>Sewer (Municipal)</b>
Lot Size Area/Units:	<b>0.141/Acres</b>	Acres Range:	<b>&lt; 0.5</b>	Acres Rent:	
Lot Front (Ft):	<b>52.85</b>	Lot Depth (Ft):	<b>141.00</b>	Lot Shape:	
Location:	<b>Urban</b>	Lot Irregularities:		Land Lse Fee:	
Area Influences:	<b>Arts Centre, Golf, Highway Access, Hospital, Major Highway, Marina, Park, Playground Nearby, School Bus Route, Schools, Shopping Nearby, Trails</b>				
Topography:				Fronting On:	<b>West</b>

#### Interior

Interior Feat:	<b>Central Vacuum Roughed-in, Water Heater</b>		
Security Feat:	<b>Carbon Monoxide Detector(s), Other</b>		
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Unfinished</b>
Basement Feat:	<b>Development Potential</b>		
Laundry Feat:	<b>Sink, Upper Level</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air, Gas</b>		
Under Contract:	<b>Hot Water Heater</b>	Contract Cost/Mo:	
Inclusions:	<b>Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove, Washer</b>		

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>LOT 34, PLAN 35M745 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2030/07/15 AS IN MT230330 TOWN OF BRACEBRIDGE</b>		
Zoning:	<b>R1-43</b>	Survey:	<b>Available/</b>
Assess Val/Year:	<b>\$374,000/2022</b>	Hold Over Days:	
PIN:	<b>481170621</b>	Occupant Type:	<b>Owner</b>
ROLL:	<b>441804001007684</b>	Deposit:	<b>5%</b>
Possession/Date:	<b>Flexible/</b>		

### Brokerage Information

List Date: **09/14/2023**  
 List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Bedroom Primary</b>	<b>Main</b>	<b>12' 0" X 13' 7"</b>	<b>3.66 X 4.14</b>	<b>3-Piece</b>
<b>Living Room</b>	<b>Main</b>	<b>17' 9" X 21' 6"</b>	<b>5.41 X 6.55</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11' 11" X 10' 2"</b>	<b>3.63 X 3.10</b>	
<b>Laundry</b>	<b>Main</b>	<b>9' 5" X 8' 7"</b>	<b>2.87 X 2.62</b>	
<b>Dining Room</b>	<b>Main</b>	<b>8' 4" X 13' 7"</b>	<b>2.54 X 4.14</b>	
<b>Kitchen</b>	<b>Main</b>	<b>9' 4" X 13' 7"</b>	<b>2.84 X 4.14</b>	
<b>Sunroom</b>	<b>Main</b>	<b>8' 7" X 11' 1"</b>	<b>2.62 X 3.38</b>	
<b>Other</b>	<b>Main</b>	<b>21' 8" X 23' 9"</b>	<b>6.60 X 7.24</b>	
<u>Desc:</u> <b>Garage</b>				
<b>Bathroom</b>	<b>Main</b>	<b>5' 4" X 9' 1"</b>	<b>1.63 X 2.77</b>	<b>3-Piece</b>
<b>Basement</b>	<b>Lower</b>	<b>35' 5" X 35' 6"</b>	<b>10.79 X 10.82</b>	
<b>Primary Ensuite Bathroom</b>	<b>Main</b>	<b>5' 2" X 9' 9"</b>	<b>1.57 X 2.97</b>	<b>3-Piece</b>

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