

# 434 CORNELL Drive, Midland, Ontario L4R 4C7

Client Full  
**Active / Residential**

**434 CORNELL Dr Midland**

Listing ID: 40532363

Price: **\$895,000**

## Simcoe County/MD - Midland/MD01 - East of King Street

### Multi-Level Split/House



	Beds	Baths	Kitch
Lower	1	1	
Main	1	1	1
Second	1	1	

Beds (AG+BG): **3 (2 + 1)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **3,548**  
 AG Fin SF Range: **3001 to 4000**  
 AG Fin SF: **3,548/Plans**  
 DOM: **2**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$5,090.00/2023**

Next OH: **Broker: Mon Jan 29, 11:30AM-1:00PM**

### Remarks/Directions

Public Rmks: **Welcome to this unique contemporary designed home, with open concept luxurious living space, Featuring vaulted ceilings, a gourmet kitchen, 2 fireplaces, 7 walkouts and 2 oversized bedrooms both with ensuites and an additional bedroom or den, A must to see, in a very sought after area with a share of ownership to walking access to little lake.**

Directions: **HWY 93 N TURN RIGHT ON YONGE ST, RIGHT ONTO CORNELL DR**

### Exterior

Construct. Material:	<b>Stucco (Plaster)</b>	Foundation:	<b>Concrete</b>	Roof:	<b>Asphalt Shingle</b>
Shingles Replaced:				Prop Attached:	<b>Detached</b>
Year/Desc/Source:	//			Apx Age:	<b>51-99 Years</b>
Garage & Parking:	<b>Attached Garage//Private Drive Double Wide</b>				
Parking Spaces:	<b>4</b>	Driveway Spaces:	<b>2.0</b>	Garage Spaces:	<b>2.0</b>
Water Source:	<b>Municipal</b>	Water Tmnt:		Sewer:	<b>Sewer (Municipal)</b>
Lot Size Area/Units:	<b>0.225/Acres</b>	Acres Range:	<b>&lt; 0.5</b>	Acres Rent:	
Lot Front (Ft):	<b>100.00</b>	Lot Depth (Ft):	<b>101.40</b>	Lot Shape:	
Location:	<b>Urban</b>	Lot Irregularities:		Land Lse Fee:	
Area Influences:	<b>Landscaped</b>			Fronting On:	<b>West</b>
Topography:					
Local Impvmt:	<b>384000</b>				

### Interior

Interior Feat: **Air Exchanger, In-law Capability**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Walk-Out**  
 Cooling: **Central Air**  
 Heating: **Forced Air, Gas**  
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**  
 Add Inclusions: **Dining Room Chairs & Table, Built In BBQ, Primary Bedroom Furnishes, Cooktop**

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>LOT 10, PLAN 1290 TAY TOWN OF MIDLAND - See Schedule B</b>	Survey:	<b>None/</b>
Zoning:	<b>RS1</b>	Hold Over Days:	<b>90</b>
Assess Val/Year:	<b>\$320,668/2022</b>	Occupant Type:	<b>Owner</b>
PIN:	<b>584630567</b>	Deposit:	<b>5%</b>
ROLL:	<b>437401000921500</b>		
Possession/Date:	<b>Immediate/</b>		

### Brokerage Information

List Date: **01/23/2024**  
 List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Laura Billings, Employee  
 Date Prepared: 01/25/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Dining Room	Main	23' 6" X 25' 11"	7.16 X 7.90	
Kitchen	Main	19' 6" X 11' 11"	5.94 X 3.63	
Sitting Room	Main	19' 6" X 11' 11"	5.94 X 3.63	
Living Room	Main	11' 8" X 16' 8"	3.56 X 5.08	
Bedroom	Main	11' 4" X 13' 8"	3.45 X 4.17	

<b>Bedroom</b>	<b>Second</b>	<b>24' 10" X 21' 5"</b>	<b>7.57 X 6.53</b>	
<b>Primary Ensuite Bathroom</b>	<b>Second</b>	<b>4' 11" X 19' 1"</b>	<b>1.50 X 5.82</b>	<b>3-Piece</b>
<b>Recreation Room</b>	<b>Lower</b>	<b>11' 7" X 28' 2"</b>	<b>3.53 X 8.59</b>	
<b>Bathroom</b>	<b>Lower</b>	<b>11' 7" X 13' 5"</b>	<b>3.53 X 4.09</b>	<b>4-Piece</b>
<b>Utility Room</b>	<b>Lower</b>	<b>11' 1" X 15' 3"</b>	<b>3.38 X 4.65</b>	
<b>Laundry</b>	<b>Lower</b>	<b>7' 4" X 7' 10"</b>	<b>2.24 X 2.39</b>	
<b>Bedroom Primary Bathroom</b>	<b>Lower Main</b>	<b>13' 5" X 23' 7"</b>	<b>4.09 X 7.19</b>	<b>Walk-in Closet</b>
<b>Other</b>	<b>Main</b>	<b>20' 6" X 18' 8"</b>	<b>6.25 X 5.69</b>	<b>2-Piece</b>
<b>Desc: Garage</b>				

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