

434 CORNELL Drive, Midland, Ontario L4R 4C7

Client Full
Active / Residential

434 CORNELL Dr Midland

Listing ID: 40532363

Price: **\$839,000**

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: **37**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,090.00/2023**

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

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

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: 02/29/2024

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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	

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

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