

1073 CEDAR BEACH ROAD, Bracebridge, Ontario P1L 1W8

Listing

Client Full
Active / Residential

1073 CEDAR BEACH ROAD Bracebridge

Listing ID: 40552270

Price: **\$897,000**



Muskoka/Bracebridge/Muskoka North

2 Storey/House

	Beds	Baths	Kitch
Lower		1	1
Main	2	1	1
Second	1	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **1,490**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,490/Plans**
 DOM: **56**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,732.00/2023**

Remarks/Directions

Public Rmks: **This charming home creates picture perfect living nestled in the woods on 1.2 acres. Situated on a double lot on a stately and whimsical road, this home has been recently renovated with updated electrical, insulation and a large shop. The exterior is elevated with a cedar shake roof, oversized rooftop deck and a four season sun room all capturing the essence of living and entertaining amongst the woods. Inside, you will find a refreshing interior featuring hardwood floors, a cozy propane fire place in the living room and oversized bedrooms. Only 7 minutes away, enjoy easy access to shopping, dining and entertainment in the picturesque town of Bracebridge. Your serenity awaits!**

Directions: **HWY 118 W to Cedar Beach Road. Follow to 1073 Cedar Beach. SOP**

Exterior

Construct. Material: Wood	Foundation: Block	Roof: Cedar
Shingles Replaced:		Prop Attached: Detached
Year/Desc/Source: //		Apx Age: 51-99 Years
Other Structures: Shed, Workshop		Winterized:
Garage & Parking: Attached Garage/Private Drive Double Wide		Garage Spaces: 2.0
Parking Spaces: 8	Driveway Spaces: 6.0	Sewer: Septic
Water Source: Well	Water Tmnt:	Acres Rent:
Lot Size Area/Units: 1.120/Acres	Acres Range: 0.50-1.99	Lot Shape:
Lot Front (Ft): 76.13	Lot Depth (Ft): 207.50	Land Lse Fee:
Location: Rural	Lot Irregularities:	Fronting On: East
Area Influences: Beach, Downtown, Library, Marina, Quiet Area		
Topography:		

Interior

Interior Feat: Accessory Apartment, Auto Garage Door Remote(s), Bed & Breakfast, Ceiling Fans, In-law Capability, In-Law Suite	
Basement: Full Basement	Basement Fin: Fully Finished
Basement Feat: Separate Entrance	
Laundry Feat: Main Level	
Cooling: Ductless	
Heating: Baseboard, Electric, Heat Pump	
Under Contract: Propane Tank	Contract Cost/Mo:
Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer	
Add Inclusions: x2 Fridge x2 Stove x2 Dishwasher	

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 11 CON 4 MONCK AS IN DM238458; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA PIN # 481630043 LEGAL DESCRIPTION: PCL BLOCK A-1 SEC M550; BLK A PL M550 MONCK; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA	
Zoning: RR	Survey: Available/
Assess Val/Year: \$261,000/2016	Hold Over Days:
PIN: 481630114	Occupant Type: Owner
ROLL: 441803000702700	
Possession/Date: Flexible/	Deposit: 5%

Brokerage Information

List Date: **03/13/2024**
 List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port**

Source Board: The Lakelands Association of REALTORS®

Prepared By: Jacqueline Krzywania, Employee
Date Prepared: 05/08/2024

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