

1073 CEDAR BEACH ROAD, Bracebridge, Ontario P1L 1W8

Client Full
Active / Residential

1073 CEDAR BEACH ROAD Bracebridge

Listing ID: 40552270
Price: \$915,000



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: **30**
 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				
Parking Spaces:	8	Driveway Spaces:	6.0	Garage Spaces:	2.0
Water Source:	Well	Water Tmnt:		Sewer:	Septic
Lot Size Area/Units:	1.120/Acres	Acres Range:	0.50-1.99	Acres Rent:	
Lot Front (Ft):	76.13	Lot Depth (Ft):	207.50	Lot Shape:	
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Beach, Downtown, Library, Marina, Quiet Area				
Topography:				Fronting On:	East

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	Deposit:	5%
Possession/Date:	Flexible/		

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: Laura Billings, Employee
 Date Prepared: 04/12/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	19' 5" X 16' 9"	5.92 X 5.11	
Kitchen	Main	27' 5" X 9' 4"	8.36 X 2.84	
Bathroom	Main	11' 1" X 4' 3"	3.38 X 1.30	3-Piece
Dining Room	Main	18' 3" X 7' 0"	5.56 X 2.13	
Bedroom	Main	12' 0" X 15' 3"	3.66 X 4.65	
Bedroom Primary	Main	14' 4" X 15' 4"	4.37 X 4.67	
Sunroom	Main	9' 6" X 10' 11"	2.90 X 3.33	
Bathroom	Second	8' 5" X 7' 1"	2.57 X 2.16	4-Piece
Loft	Second	21' 7" X 9' 10"	6.58 X 3.00	
Mud Room	Lower	10' 9" X 7' 5"	3.28 X 2.26	
Kitchen	Lower	19' 11" X 7' 8"	6.07 X 2.34	
Family Room	Lower	17' 2" X 8' 3"	5.23 X 2.51	
Bathroom	Lower	8' 5" X 7' 1"	2.57 X 2.16	4-Piece
Bedroom	Second	21' 7" X 9' 10"	6.58 X 3.00	

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