



Price: \$479,000	MLS® #: 481670237
Status:	PIN #: 481670237
	Roll #: 441803000700530
Legal Descr.: PCL 16-1 SEC 35M686; LT 16 PL 35M686	
BRACEBRIDGE; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA	
Address: 65 LANKIN AVE	
City: BRACEBRIDGE, PIL 1Y1	
Side of Road: South	
Lot Dimension/Acreage: 83' X 200'	Major Area: MH
Zoning Source: Municipality	District: BB
SQ.FT. above: 2,807	Sub-Dist: MONCK
Total SqFt Finished: 2,807	Zoning: R1
Shore Road Allowance (SRA):	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

Exposure: **South**

REALTOR® Remarks One owner cherished, custom built in 2005, 4+ bedroom, 3 bath, well-appointed home with in-law suite, and stunning curb appeal. Main floor affords an open-concept dining/kitchen/living area, family room with walkout to back deck, main floor laundry, bedroom with large walk-in closet & 3 pc. ensuite with 'safe step' tub. 2nd floor presents an additional full kitchen open to living/dining area, with bright & spacious master bedroom, bath, 2 more bedrooms currently used as offices & exercise/'bonus' room over 2 bay attached garage. Separate 3rd bay attached garage also with inside entry to the full unfinished basement with separate entrance, ample storage, roughed-in bath & windows – a blank slate. Paved drive, beautiful grounds, 8' x 10' storage shed, ample parking, wired for generator, efficient forced air natural gas furnace, electric water heater, and electric fireplace in main floor living room. Golf course/sunset views, idyllic cul-de-sac location in a family-friendly neighbourhood.

Type: Single Family	Heating/Mechanical: Central Air, Forced Air, Insulated, Natural Gas	Exterior: Vinyl
Style: 2 Storey	Garage Type: Attached, Inside Entry, Triple	Driveway: Paved
Title to Land: Freehold	Water: Municipal	Foundation: Block, Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Basement: Full, Unfinished, Development Potential
Land Features: Cleared, Cul de Sac, Golf Course, Landscaped, Level, Partially Fenced	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Street Lights, Telephone	Interior Features: B&B Potential, Central Vac, Ensuite, Fireplace(s), Inlaw Suite, Main Floor Family Room, Main Floor Laundry
Access: Year Round Municipal Road	Rental Equipm.: Water Heater	Ext. Features: Deck
Accessory Buildings: None	Lease-To-Own Equip: None	Roof: Asphalt Shingle
		Flooring: Carpet, Laminate, Tile

Inclusions Other ; 8' x 10' storage shed; Main Floor: Whirlpool Duet Steam washer; Whirlpool Duet Steam dryer; Maytag Performa oven/stove; Magic Chef microwave; Whirlpool dishwasher; Maytag refrigerator. Second Floor: Maytag refrigerator; Maytag oven/stove; Maytag microwave; Bosch dishwasher.

Exclusions None

Bedrooms: 4	Sign: Yes	Garage: Yes
Bathrooms: 3 \	Lockbox: Mechanical SPIS: No	Waterfront: No
Yr.Built: 2005	Survey: Yes	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	14' X 13'	2ND FLOOR	MASTER BEDROOM	16' X 13'
MAIN FLOOR	LIV/DIN COMBINATION	17' X 13'	2ND FLOOR	BATH (# pieces 1-6)	3PC
MAIN FLOOR	FAMILY ROOM	14' X 9'	2ND FLOOR	BEDROOM	16' X 10'
MAIN FLOOR	BEDROOM	15' X 11'	2ND FLOOR	BEDROOM	14' X 9'
MAIN FLOOR	ENSUITE (2 to 6 pcs)	3PC	2ND FLOOR	KITCHEN	12' X 9'
MAIN FLOOR	LAUNDRY	8' X 8'	2ND FLOOR	LIV/DIN COMBINATION	18' X 13'
MAIN FLOOR	FOYER	7' X 9'	2ND FLOOR	EXERCISE ROOM	19' X 13'
MAIN FLOOR	BATH (# pieces 1-6)	3PC			

Taxes: **\$5,206 (2016)** Phased Assessment: **\$425,500 (2017)**

Seller Name:
 Seller Name:

Listing Office: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE** Listing Agent: **RICHARD SCULLY 705-644-9393**

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