



INCREDIBLE,!! TREED, LARGE, FULLY SERVICED LOT!!			
Price:	\$144,900	MLS® #:	441801000801600
Status:	Active	PIN #:	481150374
Legal Descr.:	PT. LT. 105 NE HIRAM ST. PLAN 2, BEING PT. 1 35R-8685 BRACEBRIDGE, DISTRICT OF MUSKOKA		
Address:	58 MACDONALD ST		
City:	BRACEBRIDGE, P1L 1R7		
Side of Road:	South		
Elem Schl:	BPS; MONS. O'LEARY		
Sec. School:	BMLSS; ST. DOMS		
Lot Size:	107' X 82'	District:	BB
Square Footage:	600	Sub-Dist:	MACAU
Ttl Liv Sq Ft.:		Zoning:	RES
S.R.A.:	N/A	Occupancy:	Vacant
List.Date:	06-MAR-2008	Possession:	IMMEDIATE

Exposure: **North**

Realtor Remarks Handyman special. Great location, level, treed yard. Please note: Property is being sold "AS IS"; Seller will not give any representation or warranties as to the status of the property. Broker is related to Seller. NOTE; when checking with the Town, it may be possible that they would be favourable to a semi put on this property - double your income potential (Buyers should verify this for themselves)

Directions Manitoba Stree to MacDonald Street to SOP

Show.Instr. TLBO

Geo-coordinates Longitude:-79.317679 Latitude:45.047042 Quality: ADDRESS

Type:	Single Family	Heating:	Natural Gas	Exterior:	Alum/Vinyl
Style:	1.5 Storey	Garage Type:	None	Driveway:	Gravel
Title to Land:	Freehold	Water:	Municipal	Foundation:	Unfinished, Slab, Stone
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Int.Features:	Laund-Main FI
Land Features:	Cul De Sac	Services:	Electricity, Telephone, Natural gas, Garb Pick-Up, Street Lights	Ext. Features:	Deck
Access:	Year Round Municipal Road	Rental Equipm.:		Roof:	Asphalt Shingle
WF Features:	None	Flooring:	Carpet, Wood		
Accessory Buildings:					

Inclusions

Exclusions

Bedrooms:	2	Sign:	Yes	UFFI:	UNKNOWN	Garage:	No	Gar.Details:	NONE
Bathrooms:	1 \ 1	Lockbox:	Yes	SPIS:	Acknowledged	Waterfront:	No	Body of Water Type:	
Rental Income:	POTENTIAL	Road Type:	Municipal	Survey:	Yes				
Year Built:									
Construction Status:	Exists								

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM		MAIN FLOOR	OTHER	PORCH
MAIN FLOOR	KITCHEN		2ND FLOOR	MASTER BEDROOM	
MAIN FLOOR	LAUNDRY		2ND FLOOR	BEDROOM	
MAIN FLOOR	BATH (# pieces 1-6)		2ND FLOOR	BATH (# pieces 1-6)	

Assessment: **\$122000** Taxes: **\$1662 (2007)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Seller Name: **EDITH MARIE GLASS** Home Tel.: Bus.Tel.:

Listing Office: **Richard Wallace Real Estate Limited, Brokerage, Port Carling -M80 705 765-6176** Listing Agent: **SHARON BOYER 705-645-4847**

SP: **2.5**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.