



SOLID COUNTRY HOME, IN TOWN			
Price:	\$240,000	MLS® #:	441805001302201
Status:	Active	PIN #:	
Legal Descr.:	PART LOT 5, CONC.13, BEING PARTS 2 AND 3 35R 17045 DRAPER WARD		
Address:	308 FRASERBURG RD E		
City:	BRACEBRIDGE, P1L 1W9		
Side of Road:	North		
Elem Schl:	BPS, MICHAEL O'LEARY		
Sec. School:	BMLSS,ST.DOMONICKS		
Lot Size:	136' X IRREG (.89 ACRE)	District:	BB
Square Footage:	1,056	Sub-Dist:	DRAPE
Ttl Liv Sq Ft.:	1,550	Zoning:	R1-10
S.R.A.:	N/A	Occupancy:	Owner
List.Date:	11-DEC-2006	Possession:	TBA

Exposure: **South**

Realtor Remarks Solid, well built three bedroom home close to downtown and all its amenities. Just minutes from Highway 11 for easy access to the North-Bay Toronto corridor. Open concept principle rooms with walk out from dining area to large 21 x 16 deck. Solid oak kitchen cupboards. Family room with built in bar area, large utility area and lots of storage room. Walk out from basement. Garage is attached, large single 16 x 24. The 10 x 26 storage shed is great for storing wood (40 cord). This is a wonderful family home. Fairgrounds are within walking distance. Offers to be conditional on Seller obtaining a specific property. Zoning to be verified by potential buyers

Directions ENTRANCE DRIVE TO CEDAR LANE LEFT TO FRASERBURG ROAD RIGHT ON FRASERBURG RD TO #308

Show.Instr. TLBO

Geo-coordinates Longitude:-79.34627 Latitude:45.08055 Quality: ADDRESS

Type:	Single Family	Heating:	Electric, Wood, Baseboard	Exterior:	Alum/Vinyl, Masonite/Colour Lock
Style:	Side Split	Garage Type:	Attached, Single	Driveway:	Double, Gravel
Title to Land:	Freehold	Water:	Municipal, Well	Foundation:	Block, Partially Finished
Property Size:	0.5 -0.99 Acres	Sewer:	Septic	Int.Features:	Woodstove(s), Laundry, Recroom, Storage Room
Land Features:	Hardwood Bush, Partial Landscaped, Partially Fenced	Services:	Electricity, Telephone, Cable, Garb Pick-Up	Ext. Features:	Deck
Access:	Year Round Municipal Road	Rental Equipm.:	Hot Water Tank	Roof:	Asphalt Shingle
WF Features:	None	Flooring:	Carpet, Cushion/Tile/Lino		
Accessory Buildings:	Storage Building				

Inclusions					
Exclusions					
Bedrooms:	3	Sign:	Yes	UFFI:	NO
Bathrooms:	2 \ 0	Lockbox:	Yes	SPIS:	Completed
Rental Income:	POTENTIAL	Road Type:	Municipal	Survey:	Yes
Year Built:	1983				
Construction Status:	Exists				
		Garage:	Yes	Gar.Details:	LARGE SINGLE ATTACHED 16 X 24
		Waterfront:	No	Body of Water Type:	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14'5 X 12'4	MAIN FLOOR	BEDROOM	9'9 X 10'8
MAIN FLOOR	DINING ROOM	21 X 11'3	MAIN FLOOR	BATH (# pieces 1-6)	1-4 PC
MAIN FLOOR	KITCHEN	COMBO	LOWER LEVEL	FAMILY ROOM	21 X 23'7
MAIN FLOOR	MASTER BEDROOM	10'11 X 13	LOWER LEVEL	UTILITY	10'6 X 8'7
MAIN FLOOR	BEDROOM	8'9 X 11			

Assessment:	\$140000.	Taxes:	\$1496 (2006)	Improvement Charges:	
Condo Fee:		Mobile/Leased Land F:			
Seller Name:	MICHAEL STUART	Home Tel.:		Bus.Tel.:	
Listing Office:	Richard Wallace Real Estate Limited, Brokerage, Port Carling -M80	Listing Agent:	SHARON BOYER 705-645-4847		
	705 765-6176	Listing Agent:	BRUCE REVILLE 705-645-1522.		
SP:	2.5				

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