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Price:	\$129,900	MLS® #: 441803000506356
Status:	Active	PIN #:
Legal Descr.: LOTS 1,2,3, 35R-19917 PARCEL 52-1 MONCK WARD, SUBJECT TO RIGHT OF WAY OVER PART 2, 35R-19917		
Address: GLENDALE DR		
City: BRACEBRIDGE, P1L 1B2		
Side of Road: South		
Elem Schl: MONCK, MON O'LEARY		
Sec. School: BMLSS, ST.DOMS		
Lot Size:	147 X IRREG (.48 ACRES +/-)	District: BB
Square Footage:	0	Sub-Dist: MONCK
Ttl Liv Sq Ft.:		Zoning: RES
S.R.A.:	N/A	Occupancy: Vacant
List.Date:	29-MAR-2007	Possession: ON CLOSING

Exposure: **North**

Realtor Remarks ONE OF THE FEW REMAINING LOTS IN THIS ESTABLISHED NEIGHBOURHOOD OF UPSCALE HOMES. PROPERTY IS WELL TREED, CLOSE TO SCHOOLS, NEW SPORTSPLEX, AND MANY COMMUNITY AMENITIES. WALKING DISTANCE TO POST OFFICE, SHOPPING AND RESTAURANTS. GAS AND TOWN UTILITIES AVAILABLE. PROPERTY IS SUBJECT TO SOME BUILDING RESTRICTIONS. SITE EVALUATION PLAN FILED WITH THE COMMITTEE OF ADJUSTMENTS FOR CONSENT. BUYERS TO SATISFY THEMSELVES WITH RESPECT TO LEVIES THAT ARE APPLICABLE.

Directions MUSKOKA 118 TO BALL'S DRIVE TO TAMARACK, RIGHT ON GLENDALE SOP

Show.Instr. GO DIRECT

Geo-coordinates Longitude:-79.32577 Latitude:45.05129 Quality: ADDRESS

Type:	Vacant Lot(s)	Heating:	None	Exterior:	None
Style:	None	Garage Type:	None	Driveway:	None
Title to Land:	Freehold	Water:	Municipal	Foundation:	None
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Int.Features:	
Land Features:	Wooded/Treed	Services:		Ext. Features:	
Access:	Year Round Municipal Road	Rental Equipm.:	None	Roof:	None
WF Features:	None	Flooring:	None		
Accessory Buildings:					

Inclusions N/A
Exclusions N/A

Bedrooms:	0	Sign:	Yes	UFFI:	NO	Garage:	No	Gar.Details:	
Bathrooms:	0 \ 0	Lockbox:	No	SPIS:	Acknowledged	Waterfront:	No	Body of Water Type:	
Rental Income:	NO	Road Type:	Municipal	Survey:	Yes				
Year Built:									
Construction Status:									

Floor	Room	Size	Floor	Room	Size
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Assessment: **\$39,000.00** Taxes: **\$1365 (2006)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Seller Name: **TED ZELLENRATH** Home Tel.: Bus.Tel.:
 Seller Name: **MILVI ZELLENRATH** Home Tel.: Bus.Tel.:

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

SP: **3**

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.