



SUZANNE MARTINEAU

suzanne@mymuskoka.com

Ph: 705-706-3329

Property Client Full

69 Woodchester Avenue, Bracebridge, Ontario P1L 1H9

Listing

69 Woodchester Ave Bracebridge

Active / Residential Freehold / Detached

MLS®#: **X12400015**

List Price: **\$839,000**

New Listing



Muskoka/Bracebridge/Macaulay

Tax Amt/Yr:	\$6,496.37/2025	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	PCL 1653 SEC MUSKOKA; N 1/2 LT 6 PL M3 MACAULAY; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA		

Style:	Bungalow Raised	Rooms Rooms+:	11+5
Fractional Ownership:	No	BR BR+:	4(3+1)
Assignment:		Baths (F+H):	3(3+0)
Link:	No	SF Range:	1500-2000
Storeys:		SF Source:	Plans
Lot Irreg:	Backing on EP1 Protected Ravine	Lot Acres:	
Lot Front:	82.50	Fronting On:	
Lot Depth:	389.00		
Lot Size Code:	Feet		
Zoning:	R1		
Dir/Cross St:	Richard Street		

Next OH: **Member: Tue Sep 16, 10:00AM-12:00PM**

PIN #: **481130064**

ARN #: **441801001305600**

Contact After Exp: **No**

Holdover: **90**

Possession: **Flexible - Longer Term Available**

Possession Date:

Kitch Kitch + Island YN: **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished W/O, Full**
 Fireplace/Stv: **No**
 Interior Feat: **Air Exchanger, Auto Garage Door Remote, In-Law Capability**
 Parking Feat: **Private Double**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **16-30**
 Laundry Lev: **Main**
 Retirement: **No**
 Property Feat: **Grnbelt/Conserv, Hospital, Public Transit, Wooded/Treed, School Bus Route**
 Roof: **Asphalt Shingle**
 Foundation: **Insulated Concrete Form**
 Topography: **Level**
 Soil Type:

Exterior: **Stone, Vinyl Siding**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **8.00**
 Pool: **AboveGround**
 Room Size:
 Rural Services:
 Security Feat:

Utilities: **Gas, Hydro, Sewers, Cable, Telephone Available**
 Water: **Municipal**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Municipal**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **Hot Water Tank-Gas**
 View:

Waterfront:
 Easements/Restr:
 Dev Charges Paid: **Yes**
 Lot Shape: **Rectangular**

Waterfront Frontage (M):
 HST App To SP: **Included In**
 Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **What a fabulous home! Adding to the outstanding curb-appeal, the stand-out features include a well-designed layout, large square footage, ICF construction to the rafters, spacious rooms, 9-foot ceilings on both levels, a main-floor walk-through laundry room and an attached double garage with plenty of driveway parking. It offers several walkouts to a private backyard that borders protected treed green space. The main floor leads to a wing of three comfortable bedrooms, including a primary bedroom with an expansive en-suite and oversized walk-in closet. The open-concept eat-in kitchen connects to an open formal dining area, which can also serve as a main-floor office. There's a huge recreation room with a pool table, a fourth bedroom, and additional storage space. The basement is bright, with direct access to the outdoors and the space may accommodate a potential inlaw suite. Roof shingles were replaced in 2024 and the pool heat pump is new. Live and play outside with the large 2-level deck, 2 canopies, an above-ground pool, and a covered hot tub! All of these features make this a perfect home to raise a family, or host friends and extended family in Muskoka!**

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Pool Table and Equipment, Hot Tub, Above Ground Pool and Equipment, 2 Canopies, Garage Remotes x2, Exterior Patio Table and Chairs, Pool Lounge Chairs,

Listing Contracted With: Re/Max Hallmark Realty Limited 705-765-6801

Prepared By: SUZANNE MARTINEAU, Broker

Date Prepared: 09/12/2025

Rooms

MLS® #: X12400015

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.97 M X 3.37 M	13.02 Ft x 11.05 Ft		
Breakfast	Main	4.35 M X 3.34 M	14.27 Ft x 10.95 Ft		
Dining Room	Main	3.75 M X 3.35 M	12.30 Ft x 10.99 Ft		
Living Room	Main	5.14 M X 4.71 M	16.86 Ft x 15.45 Ft		
Laundry	Main	3.33 M X 2.45 M	10.92 Ft x 8.03 Ft		
Foyer	Main	2.85 M X 1.92 M	9.35 Ft x 6.29 Ft		
Primary Bedroom	Main	5.16 M X 4.17 M	16.92 Ft x 13.68 Ft		
Bedroom	Main	3.89 M X 5.14 M	12.76 Ft x 16.86 Ft		
Bedroom	Main	3.87 M X 3.31 M	12.69 Ft x 10.85 Ft		
Recreation	Basement	13.43 M X 10.89 M	44.06 Ft x 35.72 Ft		
Bedroom	Basement	3.63 M X 3.8 M	11.90 Ft x 12.46 Ft		
Other	Basement	3.09 M X 3.63 M	10.13 Ft x 11.90 Ft		
Utility Room	Basement	3.04 M X 3.81 M	9.97 Ft x 12.49 Ft		
Bathroom	Main			5	
Bathroom	Main			4	
Bathroom	Basement			3	

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