

Property Client Full

91 Spencer Street, Bracebridge, Ontario P1L 1C4

Listing

91 Spencer St Bracebridge

Active / Residential Freehold / Detached

MLS®#: **X12361701**

List Price: **\$889,000**

New Listing



Muskoka/Bracebridge/Monck (Bracebridge)

Tax Amt/Yr: **\$5,014.71/2025** Transaction: **Sale**
SPIS: **No** DOM: **2**
Legal Desc: **W1/2 LT 63 PL 2 MONCK; S/T DM115496; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **14+4**
Fractional Ownership: **BR BR+: 4(4+0)**
Assignment: **Baths (F+H): 3(3+0)**
Link: **No** SF Range: **2500-3000**
Storeys: **1.0** SF Source:
Lot Irreg: Lot Acres:
Lot Front: **132.00** Fronting On: **E**
Lot Depth: **165.00**
Lot Size Code: **Acre**
Zoning: **R1**
Dir/Cross St: **Wellington & North**

Next OH: **Member: Tue Aug 26, 10:00AM-12:00PM**

PIN #: **481700243** ARN #: **441803000105200** Contact After Exp: **No**
Holdover: **90**
Possession: **Flexible** Possession Date:

| | | |
|---|---|--|
| Kitch Kitch + Island YN: 2 (2+0) | Exterior: Board/Batten, Brick | Utilities: Gas, Hydro, Sewers, Cable Available, Telephone Available |
| Fam Rm: No | Drive: Pvt Double | |
| Basement: Yes/Full | Garage: Yes | Water: Municipal |
| Fireplace/Stv: Yes | Gar/Gar Spcs: Attached Garage/2.0 | Water Meter: Yes |
| Fireplace Feat: Wood | Drive Pk Spcs: 4.00 | Waterfront Feat: Waterfront Struc: |
| Interior Feat: Accessory Apartment, Auto Garage Door Remote, Carpet Free, In-Law Suite, Primary Bedroom - Main Floor | Tot Pk Spcs: 6.00 | Well Capacity: Well Depth: |
| | Pool: None | Sewers: Municipal |
| Heat: Forced Air, Gas | Room Size: No | Special Desig: Unknown |
| A/C: Yes/Wall Unit | Energy Cert: No | Farm Features: Fully |
| Central Vac: No | Rural Services: Security Feat: | |
| Apx Age: 51-99 | | |
| Property Feat: Beach, Hospital, Library, Public Transit, Rec Centre | | |
| Exterior Feat: Deck, Year Round Living | | |
| Roof: Asphalt Shingle | | |
| Foundation: Block, Concrete | | |
| Soil Type: Lease To Own Items: Other | | |
| Waterfront Y/N: No | Waterfront: Waterfront Frontage (M): | |
| Water Struc: Under Contract: Hot Water Heater, Other | Easements/Restr: Dev Charges Paid: | HST App To SP: Included In |
| View: Hot Water Heater, Other | Lot Shape: Rectangular | Lot Size Source: GeoWarehouse |

Remarks/Directions

Client Rmks: **A Rare Find! This property offers Two Living Spaces with a total of 4 bedrooms and 3 bathrooms on a lovely double lot. Discover this detached true bungalow-style home in a convenient location in the heart of Bracebridge, Muskoka. The primary structure comprises 3 bedrooms (one has an ensuite bathroom), 2 full bathrooms, an eat-in kitchen, a dining room and a bright living room. Also featured is an attached double garage and a full unfinished basement for use or potential development. There is a spectacular "grandmother" sugar maple tree that graces the backyard amidst a tranquil perennial garden sanctuary. Privacy is a feature with the fenced perimeter, and gardeners will appreciate an heirloom raspberry variety and excellent soil from 50+ years of organic gardening. And the Bonus Feature...? Nicely hidden from street view is a large open-concept, high-ceiling 1-bedroom modern apartment built in 2020, with a separate entrance whose footprint extends from the back of the garage. The apartment is ground-level and perfect for rental income or extended family use. Enjoy the energy efficiency of the addition, with ICF construction, (important sound barrier) and a heat/AC pump. The location is fabulous for all ages with walkability to shopping and schools, combining suburban tranquility with urban convenience. Opportunity to own a good home with potential for rental income or in-law accommodation!**

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

Prepared By: **SUZANNE MARTINEAU, Broker**

Date Prepared: **08/26/2025**

Rooms

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| Room | Level | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features |
|-----------------|-------|---------------------|-----------------------|-----------------|------------------------------|
| Living Room | Main | 7.55 M X 3.82 M | 24.77 Ft x 12.53 Ft | | Fireplace Insert, Wood Floor |
| Kitchen | Main | 4.04 M X 3.16 M | 13.25 Ft x 10.36 Ft | | |
| Breakfast | Main | 2.97 M X 2.22 M | 9.74 Ft x 7.28 Ft | | Open Concept |
| Dining Room | Main | 5.7 M X 3.58 M | 18.70 Ft x 11.74 Ft | | |
| Primary Bedroom | Main | 3.66 M X 2.71 M | 12.00 Ft x 8.89 Ft | | 3 Pc Ensuite |
| Bedroom | Main | 3.44 M X 3.3 M | 11.28 Ft x 10.82 Ft | | |
| Bedroom | Main | 4.55 M X 3.41 M | 14.92 Ft x 11.18 Ft | | |
| Bedroom | Main | 2.66 M X 4.03 M | 8.72 Ft x 13.22 Ft | | |
| Kitchen | Main | 5.48 M X 5.05 M | 17.97 Ft x 16.56 Ft | | Open Concept |
| Living Room | Main | 5.48 M X 3.14 M | 17.97 Ft x 10.30 Ft | | Open Concept |
| Bedroom | Main | 4.03 M X 3.66 M | 13.22 Ft x 12.00 Ft | | |
| Bathroom | Main | | | 4 | |
| Bathroom | Main | | | 4 | |
| Bathroom | Main | | | 3 | |
| Photos | | | | | |

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