

Property Client Full

20 LIZA Crescent, Bracebridge, Ontario P1L 1G4

Listing

20 LIZA Cres Bracebridge

Active / Residential Freehold / Attached / Row / Townhouse

MLS®#: X11822843

List Price: \$749,000



Muskoka/Bracebridge

Tax Amt/Yr: **\$3,600.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **49**
 Legal Desc: **PT LT G S NORTH BRANCH MUSKOKA RIVER PL 8 BRACEBRIDGE; PT LT H S NORTH BRANCH MUSKOKA RIVER PL 8 BRACEBRIDGE; PT RDAL IN FRONT OF LT 1 CON 1 MACAULAY CLOSED BY BB7306 PT 19 & 20 35R16814; S/T & T/W DM299981; S/T DM295808, DM295839; BRACEBRIDGE; MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **9+5**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **4(2+2)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **2.0** SF Source: **Other**
 Lot Irreg: **L-shape Road** Lot Acres: **< 0.50**
Frontage is 9 Feet

Lot Front: **22.00** Fronting On:
 Lot Depth: **148.00**
 Lot Size Code: **Acre**

Zoning: **R4-27**

Dir/Cross St: **Highway 11 to Highway 118 West, turn right on Ecclestone and left onto Liza. 6 Km from highway 11.**

Next OH: **Member: Sat Jan 11, 11:00AM-1:00PM**

PIN #: **481140440**
 Holdover: **90**
 Possession: **30-59Days**

ARN #: **441801001501510** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Walk Out**
 Fireplace/Stv: **Yes**
 Interior Feat: **Water Heater**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **16-30**
 Elevator: **No/None**
 Property Feat: **Golf, Hospital**
 Exterior Feat: **Deck, Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block, Poured Concrete**

Exterior: **Brick, Vinyl Siding**
 Drive: **Other**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **1.00**
 Tot Pk Spcs: **2.00**
 UFFI: **No**
 Pool: **None**
 Green PIS: **No**

Utilities: **Gas, Hydro, Sewers, Cable, Telephone**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Alternate Power: **Unknown, None**
 Lease To Own Items: **Furnace**

Water Name: **Muskoka, River**

Waterfront Y/N: **Yes**

Waterfront: **Direct**

Waterfront Frontage (M): **22.00**

Water Features: **Dock, Riverfront**

Under Contract:

Dev Charges Paid:

HST App To SP: **Call LBO**

Access To Property: **Yr Rnd Muncpal Rd, Yr Rnd Private Rd**

Shoreline: **Deep, Mixed, Shallow**

Shoreline Exposure: **South/West**

Shoreline Road Allowance: **Not Owned**

Docking Type: **Private**

Water View: **Direct**

Channel Name:

View: **River, Trees/Woods**

Lot Shape: **Other**

Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Believe in second chances! If you missed the recently sold neighbouring property, do not hesitate on this second opportunity to live on the Muskoka River! Why settle for a subdivision home in the heart of Bracebridge at this price when your back yard waterway leads to Lake Muskoka? This freehold townhome has over 2400 Sq. Feet of living space on 3 levels, including a full walk-out finished basement on the riverside. Do not be deceived by the street view. There are 2 waterside decks and 2 of the 3 bedrooms have water views. Enjoy a private and a shared dock with a sandy shoreline and dive deep entry off the dock. The TransCanada trail along the river is a bonus feature and leads to Bracebridge Falls and downtown shops and restaurants, as well as the rowing club, pickle ball courts and Kelvin Grove park and boat launch. This fabulous location is great for boating, kayaking, swimming and canoeing. Lakeland Fibre Internet is here as well as cable. Although each unit has its own land, the complex of 13 units shares property maintenance and road snowploughing so there is more time to play. Property taxes are reasonable compared to typical waterfront homes. There are so many features to appreciate at this location. Come see what an incredible lifestyle this property has to offer!**

Extras: **On the Water!**

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

Prepared By: **SUZANNE MARTINEAU, Broker**

Date Prepared: **01/10/2025**

