

24 ONTARIO Street Unit #105, Bracebridge, Ontario P1L 2H5

Client Full
Incomplete / Residential

24 ONTARIO St #105 Bracebridge

Listing ID: 40640162
 Price: **\$549,900**



Muskoka/Bracebridge/Bracebridge

1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,150**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,150/LBO provide**
 DOM:
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$3,223.00/2024**
 Condo Fee/Freq: **\$623.47/Monthly**
 Addl Monthly Fees: **\$623.47**

Remarks/Directions

Public Rmks: **RIVER-SIDE 2-BEDROOM 2-BATHROOM + DEN at Drumkerry by the Falls overlooking the Muskoka River and ideally situated in downtown Bracebridge. Easy main floor entry from the lobby and no elevator wait-time; ideal for pet owners, visitors and deliveries. Enjoy an open-concept floor plan with gleaming hardwood floors, crown moulding and sliding glass door to a central balcony. Features upgraded kitchen cabinetry, quartz counters and a lovely breakfast bar. Both bedrooms have walk-out access to the central balcony, with the Master Bedroom featuring a 3-piece ensuite. The additional DEN is ideal for home office, craft room, extra guest room or a quiet reading nook. Underground dedicated parking space, storage locker and all appliances are included. Enjoy a convenient Condo Lifestyle within walking distance to the Falls, Trails, Parks and Historic Downtown Bracebridge in Muskoka!**

Directions: **FROM Downtown Bracebridge, Manitoba Sreet to Ontario Street.**

Common Elements

Common Element Additional Fee: **623.47**

Common Element Fee Includes: **Water & Sewer Costs, Waste Removal, Snow Plough...**

Common Element/Condo Amenities: **Elevator, Visitor Parking**

Condo Fees: **\$623.47/Monthly**

Condo Fees Rmrks: **Current Reserve Fund \$1,341,000**

Condo Fees Incl: **Association Fee, Building Insurance, Building Maintenance, C.A.M., Common Elements, Ground Maintenance/Landscaping, Private Garbage Removal, Property Management Fees, Roof, Snow Removal, Water, Windows**

Locker: **Exclusive/26**

Pets Allowed: **Restricted**

Prop Mgmt Co: **Bayshore**

Prop Mgt Contact: **Suite 201 135 Bayfield St/(705) 722-3700**

Building Name: **Drumkerry By The Falls**

Balcony: **Juliette**

Condo Corp #: **49**

Condo Corp Yr End: **12/01/2024**

Status Certificate Date:

Exterior

Exterior Feat: **Balcony, Lawn Sprinkler System, Year Round Living**

Construct. Material: **Stone, Stucco (Plaster)**

Shingles Replaced: Foundation:

Year/Desc/Source: **2003//Other**

Garage & Parking: **Underground Parking//Visitor Parking//Asphalt Driveway**

Parking Spaces: **1** Driveway Spaces: **1.0**

Parking Level/Unit: **20** Parking Assigned:

Services: **Cable, Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights**

Water Source: **Municipal** Water Tmnt:

Location: **Urban** Lot Irregularities:

Area Influences: **Access to Water, Airport, Beach, Business Centre, Cul de Sac/Dead End, Downtown, Golf, Hospital, Library, Major Highway, Playground Nearby, Public Parking, Public Transit, Quiet Area, Rec./Community Centre, River/Stream, Schools, Trails**

View: **Bay, River, Trees/Woods**

Topography: **Flat, Hillside**

Restrictions:

School District: **Trillium Lakelands District School Board**

High School: **St. Dominics, BMLSS**

Elementary School: **BPS MMO,**

Roof: **Asphalt Rolled**

Prop Attached: **Attached**

Apx Age: **16-30 Years**

Garage Spaces: **1.0**

Licen Dwelling:

Sewer: **Sewer (Municipal)**

Land Lse Fee:

Retire Com:

Fronting On: **South**

Exposure: **South**

Interior

Interior Feat: **Auto Garage Door Remote(s), Elevator, ERV/HRV, Intercom, Water Heater**

Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**

Access Feat: **Level Entrance**

Basement: **None** Basement Fin:

Laundry Feat: **In-Suite**

Cooling: **Central Air**

Heating: **Electric, Electric Forced Air**

Under Contract: **HWT-Electric**

Contract Cost/Mo: **44.32**

Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**

Electric Age: **2003**
Furnace Age: **2003**

Plumbing Age: **2003**
Tank Age: **2022**

Furnished:
UFFI:

Property Information

Common Elem Fee: **Yes**

Local Improvements Fee:

Legal Desc: **UNIT 5, LEVEL 1, MUSKOKA CONDOMINIUM PLAN NO. 49 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT PCL 35718 SEC MUSKOKA; FIRSTLY: PT LT 11 TO 16 E DOMINION ST PL 1 BRACEBRIDGE;...See Schedule "C: for full legal description**

Zoning: **Condo**
Assess Val/Year: **\$239,000/2019**

Survey: **Boundary Only/ 2003**

PIN: **488490005**

Hold Over Days: **90**

ROLL: **441801000300705**

PIN 2:

Possession/Date: **Immediate/**

Occupant Type: **Owner**

Deposit: **\$30,000**

Brokerage Information

List Date: **09/03/2024**

List Brokerage: [Re/Max Hallmark Realty Limited, Brokerage, Bracebridge](#) 

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Suzanne Martineau, Broker

Date Prepared: 09/02/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	11' 9" X 3' 10"	3.58 X 1.17	
Kitchen	Main	10' 6" X 9' 1"	3.20 X 2.77	
Dinette	Main	12' 0" X 9' 1"	3.66 X 2.77	
Den	Main	12' 7" X 9' 6"	3.84 X 2.90	
Living Room	Main	12' 3" X 12' 0"	3.73 X 3.66	
Bedroom Primary	Main	16' 9" X 12' 3"	5.11 X 3.73	Ensuite
Primary Ensuite	Main	9' 5" X 4' 10"	2.87 X 1.47	3-Piece
Bathroom				
Bedroom	Main	17' 5" X 9' 10"	5.31 X 3.00	
Bathroom	Main	9' 10" X 4' 10"	3.00 X 1.47	4-Piece
Laundry	Main	11' 9" X 6' 2"	3.58 X 1.88	

Desc: **Utility Laundry Combined**

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