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# 24 THE GRANITE BLUFF, Bracebridge, Ontario P1L 1L4

Client Full  
**Active / Residential**

**24 THE GRANITE BLUFF Bracebridge**  
*Pending Board Approval*

MLS® #: **40244410**  
Price: **\$1,249,000**



## Muskoka/Bracebridge/Macaulay

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Beds: **3 ( 3 + 0 )**  
 Baths: **3 ( 3 + 0 )**  
 SF Fin Total: **2,441/LBO provided**  
 SF Fin Range: **2001 to 3000**  
 AG Fin SF: **2,079.00/LBO provide**  
 BG Fin SF: **362.00/LBO provided**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,250/2022**

### Remarks/Directions

Public Rmks: **Location, Setting, Lifestyle! This lovely home is situated on a coveted street amidst established custom homes in Bracebridge, Muskoka. This aptly named street was developed over 30 years ago on the edge of a bluff, with larger wooded lots peppered and classic Muskoka granite outcroppings. It is an easy stroll from this home to the magical Wilsons Falls Trail that meanders along the Muskoka River leading into Town. Shopping, large box stores and amenities are in close proximity, as is quick access to the Highway 11 corridor and the downtown core. Sought-after Macaulay school is close by, and a separate daycare is within walking distance. This cape-code style, 1.5-storey home was custom built by the original owners, and the current owner has updated the kitchen, a few bathrooms, flooring, rec room, storage insulation, and roof shingles (2020). The structure is nicely set back from the road and there is plenty of room for driveway hockey and basketball. The expansive covered front porch creates a welcoming curb appeal and is a wonderful space to enjoy morning coffee in the happenstance company of deer. The back of the home is undeveloped and drops down a sloped bank of natural landscape. Elevated privacy is found as leaves fill in through the spring. The large seasonal Muskoka room is accessed from the dining room and feels like a treehouse where dinner with company simply tastes better. The basement has a full walk-out, and there is plenty of room to expand the recreation room or add a 4th bedroom, bathroom and indoor workshop. The den on the main floor would serve as a convenient home office or alternative main floor guest bedroom if needed. This home would be a wonderful forever home for a growing family, or a newly retired, active couple seeking a beautiful lot, surrounded by mature trees, in an established neighbourhood of custom homes in Muskoka. OPEN to OFFERS ANYTIME, no offer date set, flexible closing date, up to Dec.2022**

Directions: **HIGHWAY 11 to Taylor Road, North on Cedar Lane, Left onto The Granite Bluff**  
 Cross St: **Cedar Lane**

### Common Elements

#### Exterior

Exterior Feat:	<b>Porch, Year Round Living</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Stone, Vinyl Siding</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2020</b>	Apx Age:	<b>31-50 Years</b>
Year/Desc/Source:	<b>1989/Owner/Builder</b>	Foundation:	<b>Concrete</b>
Garage & Parking:	<b>Attached Garage//Private Drive Double Wide//Interlock</b>	Driveway Spaces:	<b>8.0</b>
Parking Spaces:	<b>10</b>	Garage Spaces:	<b>2.0</b>
Services:	<b>Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone Available, Underground Wiring</b>	Water Tmnt:	<b>Septic</b>
Water Source:	<b>Municipal</b>	Acres Rent:	<b>0.50-1.99</b>
Lot Size Area/Units:	<b>0.510/Acres</b>	Lot Depth (Ft):	<b>219.61</b>
Lot Front (Ft):	<b>103.22</b>	Lot Irregularities:	<b>Rectangular</b>
Location:	<b>Urban</b>	Land Lse Fee:	
Area Influences:	<b>Airport, Ample Parking, Beach, Downtown, Golf, Highway Access, Hospital, Library, Major Anchor, Rec./Community Centre, Schools, Shopping Nearby, Trails</b>	Retire Com:	
View:	<b>Trees/Woods</b>	Fronting On:	
Topography:	<b>Hillside, Level, Sloping, Wooded/Treed</b>		
High School:	<b>Bracebridge Muskoka Lakes, Saint Dominics</b>		
Elementary School:	<b>Macaulay Elementary, Monsignor Michael O'Leary</b>		

#### Interior

Interior Feat:	<b>Central Vacuum</b>
Security Feat:	<b>Carbon Monoxide Detector(s), Smoke Detector(s)</b>
Basement:	<b>Full Basement</b>
Basement Fin:	<b>Partially Finished</b>
Basement Feat:	<b>Development Potential, Walk-Out</b>
Laundry Feat:	<b>Main Level</b>

Cooling: **Central Air**  
 Heating: **Fireplace-Gas, Forced Air, Gas**  
 Fireplace: **1/Natural Gas**  
 Under Contract: **Hot Water Heater**  
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**  
 Add Inclusions: **Generator - hard-wired or manual option**  
 Exclusions: **None**

FP Stove Op: **Yes**  
 Contract Cost/Mo:

**Property Information**

Common Elem Fee: **No**  
 Legal Desc: **PCL 8-1 SEC 35M614; LT 8 PL 35M614 MACAULAY; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
 Zoning: **R1**  
 Assess Val/Year: **\$394,000/2016**  
 PIN: **481100009**  
 ROLL: **441804000713307**  
 Possession/Date: **90+ Days/**  
 Possession Rmks: **Long Close Option**

Local Improvements Fee:  
 Survey: **Boundary Only/ 1989**  
 Hold Over Days: **90**  
 Occupant Type: **Owner**  
 Deposit: **50000**

**Brokerage Information**

List Date: **04/22/2022**  
 List Brokerage: [RE/MAX HALLMARK REALTY LIMITED, BROKERAGE, MACTIER](#)   
 Source Board: **The Lakelands**

**Prepared By: SUZANNE MARTINEAU, Broker**

**Date Prepared: 04/22/2022**

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**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Foyer</b>	<b>Main</b>			
<b>Kitchen</b>	<b>Main</b>	<b>16' 11" X 13' 2"</b>	<b>5.16 X 4.01</b>	
<b>Dining Room</b>	<b>Main</b>	<b>15' 3" X 9' 5"</b>	<b>4.65 X 2.87</b>	
<b>Living Room</b>	<b>Main</b>	<b>19' 4" X 15' 3"</b>	<b>5.89 X 4.65</b>	
<b>Den</b>	<b>Main</b>	<b>14' 11" X 11' 10"</b>	<b>4.55 X 3.61</b>	
<b>Laundry</b>	<b>Main</b>	<b>7' 9" X 7' 8"</b>	<b>2.36 X 2.34</b>	
<b>Bathroom</b>	<b>Main</b>	<b>7' 4" X 4' 11"</b>	<b>2.24 X 1.50</b>	<b>4-Piece</b>
<b>Bedroom Primary</b>	<b>Second</b>	<b>19' 7" X 15' 5"</b>	<b>5.97 X 4.70</b>	
<b>Bathroom Primary</b>	<b>Second</b>	<b>8' 9" X 6' 9"</b>	<b>2.67 X 2.06</b>	<b>3-Piece</b>
<b>Bedroom</b>	<b>Second</b>	<b>13' 1" X 11' 11"</b>	<b>3.99 X 3.63</b>	
<b>Bedroom</b>	<b>Second</b>	<b>14' 7" X 9' 11"</b>	<b>4.44 X 3.02</b>	
<b>Bathroom</b>	<b>Second</b>	<b>13' 3" X 7' 10"</b>	<b>4.04 X 2.39</b>	<b>5+ Piece</b>
<b>Recreation Room</b>	<b>Basement</b>	<b>23' 11" X 15' 11"</b>	<b>7.29 X 4.85</b>	
<b>Storage</b>	<b>Basement</b>	<b>26' 11" X 24' 8"</b>	<b>8.20 X 7.52</b>	
<b>Desc: Unfinished Space -</b>				
<b>Cold Room</b>	<b>Basement</b>			

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