

8 LIZA Crescent, Bracebridge, Ontario P1L 1G4

Client Full
Active / Residential

8 LIZA Cr Bracebridge
Pending Board Approval

MLS® #: 40206798
 Price: **\$519,000**



Muskoka/Bracebridge/Bracebridge

2 Storey/Row/Townhouse

	Beds	Baths	Kitch
Main		1	1
Second	2	2	

Beds: **2 (2 + 0)**
 Baths: **3 (2 + 1)**
 SF Fin Total: **2,099/Plans**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,476.00/Plans**
 BG Fin SF: **623.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,091/2021**

Remarks/Directions

Public Rmks: **What a fabulous location! A rare chance to live downtown and adjacent to the Muskoka River and Trail in the sweet town of Bracebridge. Enjoy a lovely river walk to the famous Bracebridge Falls, restaurants, pubs, movie theatre, gym, ice cream shops and many more amenities. Active living is at your doorstep; bike the trails or rent a kayak, canoe or paddleboard across the road or join the rowing club located within walking distance to Kelvin Grove Park. This freehold townhouse has a deceiving curb view with over 2000 square feet of living space. The home is flooded with natural light, and it is designed with efficient use of space. The principal bedroom has an adjacent office or nursery room, a large 5-pcs ensuite bathroom, and a convenient walk-in closet. This home has 3 bathrooms, 2 gas fireplaces, and room to develop the lower level living space beyond the existing recreation room. The current workshop-storage room has the potential for another bedroom and there is rough-in plumbing for a lower-level bathroom. Located on a small private road, there is an added bonus of sharing expenses with the Liza Group association of owners: a monthly fee (\$73 per month in 2022) covers the costs of snow removal and grass maintenance throughout the year. This is the best of both worlds! Enjoy Muskoka living in a great location, work less, and save the expense typically associated with condo ownership. Video and Virtual floorplan tour available. Come live a good life in Muskoka!**

Directions: **Ecclestone Drive to Liza Crescent**
 Cross St: **Ecclestone Drive**

Common Elements

Exterior

Exterior Feat: **Deck(s), Year Round Living**
 Construct. Material: **Brick, Vinyl Siding**
 Shingles Replaced: **2016** Foundation: **Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **1997/Completed / New/Public Records** Prop Attached: **Attached**
 Property Access: **Private Road** Apx Age: **16-30 Years**
 Other Structures: **Attached Garage//Private Drive Single Wide//Asphalt Driveway** Rd Acc Fee:
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Asphalt Driveway** Winterized: **Fully Winterized**
 Parking Spaces: **2** Driveway Spaces: **1.0** Garage Spaces: **1.0**
 Parking Level/Unit: **2** Parking Assigned: Sewer: **Sewer (Municipal)**
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone Available**
 Water Source: **Municipal-Metered** Water Tmnt:
 Lot Size Area/Units: **/** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **20.00** Lot Depth (Ft): **0.00** Lot Shape: **Irregular**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Airport, Beach, Downtown, Golf, Hospital, Library, Major Highway, Marina, Place of Worship, Public Transit, Rec./Community Centre, River/Stream, School Bus Route, Schools, Shopping Nearby, Trails Garden**
 View: **Level, Wooded/Treed** Retire Com:
 Topography: **Level, Wooded/Treed** Fronting On: **South**
 Restrictions: **Easement, Right-of-Way** Exposure: **West**
 School District: **Trillium Lakelands District School Board**
 High School: **BMLSS, ST. DOMS**
 Elementary School: **BPS, MMO**

Interior

Interior Feat: **Ceiling Fans, Rough-in Bath, Workshop**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Basement Feat: **Development Potential, Walk-Up**
 Laundry Feat: **In Basement**
 Cooling: **None**
 Heating: **Fireplace-Gas, Forced Air-Propane**
 Fireplace: **2/Natural Gas** FP Stove Op: **Yes**
 Under Contract: **HWT-Gas** Contract Cost/Mo: **33.37**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Stove, Washer**
 Add Inclusions: **Ceiling fans, light fixtures, curtain rods, blinds, and the curtains in the front bedroom.**
 Electric Age: **1997** Plumbing Age: **1997** Furnished:

Furnace Age: 2021

Tank Age: 1997

UFFI: No

Property Information

Common Elem Fee: **No** Local Improvements Fee:

Legal Desc: **PT LT H S NORTH BRANCH MUSKOKA RIVER PL 8 BRACEBRIDGE PT 7 & 8 35R16814; S/T & T/W DM299140; S/T DM295808, DM295839, DM298975; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **R4-27** Survey: **Boundary Only/ 1997**

Assess Val/Year: **\$241,000/2022** Hold Over Days: **120**

PIN: **481140446** Occupant Type: **Owner**

ROLL: **441801001501504**

Possession/Date: **90+ Days/** Deposit: **30,000**

Brokerage Information

List Date: **02/07/2022**

List Brokerage: **[RE/MAX HALLMARK REALTY LIMITED, BROKERAGE, MACTIER - M216](#)**

Source Board: **The Lakelands**

Prepared By: **SUZANNE MARTINEAU, Broker**

Date Prepared: **02/07/2022**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40206798

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	13' 2" X 7' 10"	4.01 X 2.39	
Dining Room	Main	18' 5" X 11' 4"	5.61 X 3.45	
Living Room	Main	16' 8" X 9' 2"	5.08 X 2.79	
Bathroom	Main	6' 4" X 2' 10"	1.93 X 0.86	2-Piece
Bedroom Primary	Second	19' 9" X 13' 0"	6.02 X 3.96	
Bathroom Primary	Second	10' 9" X 7' 11"	3.28 X 2.41	5+ Piece
Office	Second	17' 12" X 9' 3"	5.49 X 2.82	
Bedroom	Second	19' 0" X 12' 9"	5.79 X 3.89	
Bathroom	Second	9' 2" X 5' 11"	2.79 X 1.80	4-Piece
Recreation Room	Basement	21' 10" X 16' 7"	6.65 X 5.05	
Laundry	Basement	11' 0" X 7' 6"	3.35 X 2.29	
Workshop	Basement	15' 9" X 9' 4"	4.80 X 2.84	
Utility Room	Basement	9' 5" X 6' 9"	2.87 X 2.06	

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