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1055 PARTRIDGE Lane, Bracebridge, Ontario P1L 1W8

Listing

Client Full
Active / Residential

1055 PARTRIDGE Ln Bracebridge
Pending Board Approval

MLS®#: 40204788
 Price: **\$899,000**



Muskoka/Bracebridge/Monck (Bracebridge) Bungalow/House

	Beds	Baths	Kitch
Main	3	3	1

Beds: **3 (3 + 0)**
 Baths: **3 (2 + 1)**
 SF Fin Total: **2,574/Plans**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,112.00/Plans**
 BG Fin SF: **462.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,221/2021**

Remarks/Directions

Public Rmks: **Is it time for a change to a fabulous Muskoka lifestyle? Imagine having room to breathe in this peaceful 1.7 acre setting, beautifully landscaped to accentuate the natural granite shield, tucked into giant pines, and set amidst estate properties with expansive views of serene farmlands. This is a renowned neighbourhood of artists and entrepreneurs located 4.5 kms to central Bracebridge, not far from Port Carling, and in close proximity to multiple golf courses, Lake Muskoka and marinas, beaches, hiking trails, a hospital, restaurants, and many amenities. This tastefully renovated bungalow is move-in ready for the new owner and features 3 bedrooms PLUS office on the main floor, as well as both a breakfast area, dining space, and 3 bathrooms. The floor plan conveniently accommodates the re-configuration of rooms to suit lifestyle needs. The vaulted-ceiling living room has a sunny south exposure and features outstanding pastoral views. The principal bedroom is spacious, set apart from the other bedrooms and boasts an impressive ensuite. Matching sheds (3) are nicely situated throughout the property and the double detached garage is insulated, has a loft space and paved drive access, with ample parking. Enjoy the virtual tour and video. Come live a good life in the heart of Muskoka!**

Directions: **Highway 118 West, Right onto South Monk Road, Left onto Partridge Lane**
 Cross St: **Ziska Road**

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped, Private Entrance, Storage Buildings, Year Round Living**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: **2017** Foundation: **Block** Roof: **Asphalt Shingle**
 Year/Desc/Source: **//** Prop Attached: **Detached**
 Property Access: **Municipal Road** Apx Age: **16-30 Years**
 Other Structures: **Shed, Storage** Rd Acc Fee: **Fully Winterized**
 Garage & Parking: **Detached Garage//Outside/Surface/Open, Private Drive Single Wide, RV / Truck Parking, Visitor Parking//Asphalt Driveway**
 Parking Spaces: **12** Driveway Spaces: **10.0** Garage Spaces: **2.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Septic**
 Services: **Garbage/Sanitary Collection, High Speed Internet, Telephone Available**
 Water Source: **Drilled Well** Water Tmnt: **Sediment Filter, UV System, Water Purification**
 Lot Size Area/Units: **1.700/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **190.00** Lot Depth (Ft): **358.00** Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Beach, Golf, Hospital, Major Highway, Marina, Quiet Area, School Bus Route, Shopping**

View: **Nearby, Trails**
 Topography: **Meadow, Panoramic, Pasture, Trees/Woods**
 Restrictions: **Level, Open space, Rocky, Sloping, Wooded/Treed**
 School District: **Right-of-Way**
 High School: **Trillium Lakelands District School Board**
 Elementary School: **BMLSS, St. DOMS**
Monck Public School/emersion, MMO

Retire Com:
 Fronting On: **South**
 Exposure:

Interior

Interior Feat: **Water Heater Owned, Water Treatment**
 Basement: **Partial Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Baseboard, Forced Air-Propane**
 Under Contract: **Propane Tank** Contract Cost/Mo: **6.00**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **Carpet in Living Room open to negotiation.**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 7 CON 4 MONCK PT 2, 3 & 4 35R7855, S/T INTEREST IN DM333700; S/T MK5307; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **RU** Survey: **Boundary Only/ 1981**
 Assess Val/Year: **\$328,000/2022** Hold Over Days: **120**
 PIN: **481630126** Occupant Type: **Owner**
 ROLL: **441803000705201**
 Possession/Date: **Flexible/** Deposit: **75000**

Brokerage Information

List Date: **02/01/2022**
 List Brokerage: **[RE/MAX HALLMARK REALTY LIMITED, BROKERAGE, MACTIER - M216](#)**
 Source Board: **The Lakelands**

Prepared By: SUZANNE MARTINEAU, Broker Date Prepared: **02/02/2022**
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Rooms

MLS®#: **40204788**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	17' 2" X 15' 4"	5.23 X 4.67	
Breakfast Room	Main	15' 4" X 10' 4"	4.67 X 3.15	
Dining Room	Main	14' 5" X 13' 8"	4.39 X 4.17	
Living Room	Main	22' 8" X 15' 8"	6.91 X 4.78	
Bedroom	Main	16' 7" X 15' 7"	5.05 X 4.75	
Primary Bathroom	Main	16' 4" X 8' 11"	4.98 X 2.72	4-Piece
Bedroom	Main	12' 1" X 9' 11"	3.68 X 3.02	
Bedroom	Main	17' 0" X 8' 9"	5.18 X 2.67	
Office	Main	14' 4" X 6' 11"	4.37 X 2.11	
Bathroom	Main	9' 10" X 7' 11"	3.00 X 2.41	3-Piece
Bathroom	Main	6' 0" X 4' 7"	1.83 X 1.40	2-Piece
Laundry	Main	6' 0" X 4' 7"	1.83 X 1.40	

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