

92 WILSHIER Boulevard, Bracebridge, Ontario P1L 1L3

Client Full
Incomplete / Residential

92 WILSHIER Bv Bracebridge

MLS® #: 40222977
 Price: **\$749,000**



Muskoka/Bracebridge/Macaulay

Multi-Level Split/House

	Beds	Baths	Kitch
Lower	1	1	
Main			1
Second	3	2	

Beds: **4 (3 + 1)**
 Baths: **3 (2 + 1)**
 SF Fin Total: **2,763/LBO provided**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,157.00/LBO provide**
 BG Fin SF: **606.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,532/2022**

Remarks/Directions

Public Rmks: **This exceptional location within the town of Bracebridge offers a beautiful private lot backing onto a ravine, on a quiet cul-de-sac of larger properties. Enveloped by mature trees, the landscaped gardens await the onset of spring to welcome a new owner. This peaceful neighbourhood is situated at the end of the boulevard and at the mouth of the Wilson's Falls Trail; a picturesque TransCanada hike that meanders along the Muskoka River. Many features make this property highly attractive to any savvy house hunter looking to move to Muskoka. Ideal for younger children and teenage families alike, the multi-level, side-split layout has 4 full bedrooms, a principal bedroom with an ensuite bath and plenty of space for a larger family or retired couple to live and play in comfort. There are 3 walk-outs on the main, lower main and basement levels. Renovations have been ongoing over the years, and a few updates are left for a new owner to consider. The bright kitchen and 3 bathrooms have been tastefully updated. Roof shingles were replaced in 2012, and most windows in 2010. The spacious backyard is home to an outdoor bunny, a childrens' bunkhouse, storage sheds and a large vegetable garden, while the front yard is watched over by a grandmother lilac tree by a pond with gold fish. Enjoy relaxing in Muskoka chairs on the front garden space with the soothing sound of a water feature. The double attached garage has convenient side and back doors, and the basement has a spacious rec room with a walk-out, a workshop and a cold storage room. This is a great home and neighbourhood to retire to, or to raise a family in Muskoka!**

Directions: **Highway 11 to Taylor Road, to Cedar Lane north, left on the Granite Bluff, right onto Wilshier Blvd.**
 Cross St: **The Granite Bluff**

Common Elements

Auxiliary Buildings

Building_Type	Beds	Baths	# Kitchens	Winterized
Other				
Bunkhouse				No

Exterior

Exterior Feat: **Backs on Greenbelt, Landscaped, Storage Buildings, Year Round Living**
 Construct. Material: **Brick**
 Shingles Replaced: **2012**
 Year/Desc/Source: **//**
 Property Access: **Municipal Road**
 Other Structures: **Shed, Storage**
 Garage & Parking: **Attached Garage//Private Drive Double Wide**
 Parking Spaces: **6**
 Services: **Cable, Electricity, High Speed Internet, Natural Gas, Street Lights, Telephone**
 Water Source: **Municipal**
 Lot Size Area/Units: **0.600/Acres**
 Lot Front (Ft): **80.00**
 Location: **Urban**
 Area Influences: **Airport, Beach, Cul de Sac/Dead End, Downtown, Golf, Greenbelt/Conservation, Hospital, Industrial Park, Library, Public Transit, Quiet Area, Rec./Community Centre, River/Stream, School Bus Route Park/Greenbelt, Trees/Woods**
 View: **Level, Open space, Wooded/Treed**
 Topography: **Level, Open space, Wooded/Treed**
 School District: **Trillium Lakelands District School Board**
 High School: **BMLSS, St. Dominics**
 Elementary School: **Macaulay Public, Monsignor Micheal O'Leary**

Foundation: **Concrete Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Driveway Spaces: **4.0**
 Garage Spaces: **2.0**
 Water Tmnt:
 Sewer: **Sewer (Municipal)**
 Acres Range: **0.50-1.99**
 Acres Rent:
 Lot Depth (Ft): **206.00**
 Lot Shape:
 Land Lse Fee:
 Lot Irregularities:
 Retire Com:
 Fronting On: **West**

Interior

Interior Feat: **Auto Garage Door Remote(s), Water Heater Owned**
 Security Feat: **Smoke Detector(s)**
 Basement: **Partial Basement**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **None**
 Heating: **Baseboard, Fireplace-Wood, Woodstove**
 Fireplace: **2/Fireplace Insert, Wood, Wood Stove**

FP Stove Op:

Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **All curtains & rods, blinds, ceiling fans, light fixtures, all bathroom mirrors, bathroom medicine cabinets and wood hook shelf in ensuite, 2 mirrors on doors, garage pine shelves, laundry white shelves, workshop workbench, cold storage shelving.**
 Exclusions: **Shelf in 2 pcs bathroom, antique telephone kitchen, pine hooks & pine shelf in laundry room, wheel & mirror in den, fridge and freezer in garage, gun safes in basement, all sheving in workshop, television wallmount brackets, moose hook back bedroom.**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: LT 86 RCP 542 MACAULAY; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA	Survey: Available/
Zoning: R1	Hold Over Days: 90
Assess Val/Year: \$358,000/2022	Occupant Type: Owner
PIN: 481100188	Deposit: 30,000
ROLL: 441804000702600	
Possession/Date: Flexible/2022-06-27	
Possession Rmks: End June preference	

Brokerage Information

List Date: **03/16/2022**
 List Brokerage: [RE/MAX HALLMARK REALTY LIMITED, BROKERAGE, MACTIER](#) 
 Source Board: **The Lakelands**

Prepared By: SUZANNE MARTINEAU, Broker
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Date Prepared: 03/14/2022

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40222977

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	15' 3" X 13' 1"	4.65 X 3.99	
Dining Room	Main	12' 8" X 10' 11"	3.86 X 3.33	
Living Room	Main	18' 7" X 12' 7"	5.66 X 3.84	
Bedroom Primary	Second	14' 0" X 13' 10"	4.27 X 4.22	
Bathroom Primary	Second	8' 5" X 7' 10"	2.57 X 2.39	4-Piece
Bedroom	Second	11' 1" X 9' 11"	3.38 X 3.02	
Bedroom	Second	14' 5" X 9' 11"	4.39 X 3.02	
Bathroom	Second	7' 10" X 4' 10"	2.39 X 1.47	4-Piece
Bedroom	Lower	10' 5" X 9' 10"	3.17 X 3.00	
Bathroom	Lower	7' 2" X 4' 2"	2.18 X 1.27	2-Piece
Laundry	Lower	10' 5" X 9' 2"	3.17 X 2.79	
Family Room	Lower	22' 11" X 12' 2"	6.98 X 3.71	Walkout to Balcony/Deck
Recreation Room	Basement	23' 11" X 16' 0"	7.29 X 4.88	
Storage	Basement	12' 10" X 5' 11"	3.91 X 1.80	
Storage	Basement	8' 5" X 5' 1"	2.57 X 1.55	
Workshop	Basement	20' 7" X 8' 6"	6.27 X 2.59	

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