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20 GAINSBOROUGH Road, Bracebridge, Ontario P1L 0A8

Client Full
Incomplete / Residential

20 GAINSBOROUGH Rd Bracebridge

MLS® #: **40231513**
Price: **\$829,000**



Muskoka/Bracebridge/Bracebridge

Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 (3 + 0)**
Baths: **2 (2 + 0)**
SF Fin Total: **1,508/Plans**
SF Fin Range: **1501 to 2000**
AG Fin SF: **1,508.00/Plans**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$4,400/2022**

Remarks/Directions

Public Rmks: **The Perfect Bungalow! Flooded with natural light, this bright, open-concept home is situated in a highly desired neighbourhood in the heart of Bracebridge, Muskoka. The 1500+ sq. ft. space is well-designed for one-level living, with convenient main floor laundry and inside entry from the garage. All bedrooms are on the main floor inclusive of a generous principal bedroom with ensuite and walk-in closet. Pride of ownership by these original owners is evident throughout. Additional updates include a 14 Kilowatt Generac System, a 7-zone sprinkler system, landscaping and flower beds, an insulated and drywalled garage with an additional front entry door, an outstanding glass front door and a larger back deck with aluminum railings. Currently used as a large workshop space, sewing room and gym area, the open-concept basement is drywalled with electrical work, has surprisingly high ceilings, a bathroom rough-in and can be finished to suit. EnergyGuide Rating 84 on this home. Come enjoy the Muskoka Life within walking distance of Annie Williams Park on the Muskoka River; the perfect setting for events like the Art Show or Prism Theater in the Park. Launch a canoe, paddleboard or kayak and head out to Lake Muskoka, or enjoy 2 beaches, town docks, a community picnic shelter, an amphitheatre and a winter outdoor skating rink. Enjoy this convenient location within a few minutes' drive or walk to the historic downtown core and famous Bracebridge Falls. So many conveniences at your fingertips: a hospital, restaurants, activity centers, gyms, service clubs, schools, associations, and so much more. It would be our pleasure to show you this home!**

Directions: **Highway 118/Wellington Street to Santa's Village Road, right onto Gainsborough Road to #20**
Cross St: **Santa's Village Road**

Common Elements

Exterior

Exterior Feat:	Awnings, Deck(s), Landscaped, Lawn Sprinkler System, Year Round Living			Roof:	Asphalt Shingle
Construct. Material:	Stone, Vinyl Siding			Prop Attached:	Detached
Shingles Replaced:		Foundation:	Concrete	Apx Age:	6-15 Years
Year/Desc/Source:	2012/Completed / New/Builder			Rd Acc Fee:	
Property Access:	Public Road, Year Round Road			Winterized:	Fully Winterized
Other Structures:					
Garage & Parking:	Attached Garage//Private Drive Double Wide//Asphalt Driveway			Garage Spaces:	2.0
Parking Spaces:	6	Driveway Spaces:	4.0		
Services:	Cable, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone, Underground Wiring				
Water Source:	Municipal	Water Tmnt:	Sediment Filter	Sewer:	Sewer (Municipal)
Lot Size Area/Units:	0.193/Acres	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	69.81	Lot Depth (Ft):	130.00	Lot Shape:	Rectangular
Location:	Urban	Lot Irregularities:	65' X 127'3 X 65'3 X 129'2		
Area Influences:	Airport, Beach, Downtown, Golf, Hospital, Landscaped, Library, Major Highway, Park, Rec./Community Centre, River/Stream				
Topography:	Level, Open space, Sloping			Fronting On:	West
Restrictions:	Easement, Subdiv. Covenant			Exposure:	
School District:	Trillium Lakelands District School Board				
Elementary School:	MONCK/MMO /Secondary-BMLSS/ST. DOM				

Interior

Interior Feat:	Air Exchanger, Auto Garage Door Remote(s), Rough-in Bath, Sump Pump, Water Heater		
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)		
Basement:	Full Basement	Basement Fin:	Partially Finished
Basement Feat:	Development Potential		
Laundry Feat:	Main Level, Sink		

Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1/Natural Gas**
 Under Contract: **Hot Water Heater**
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **Generac 14 Kw hard-wired system, second sump pump, battery back-up, retractable deck awning,**
 Electric Age: **2012** Plumbing Age: **2012** Furnished:
 Furnace Age: **2012** Tank Age: **2012** UFFI:

FP Stove Op: **Yes**
 Contract Cost/Mo: **40.00**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LOT 7 PALN 35M717 BRACEBRIDGE S/T AN EASEMENT OVER PT 10 35R22074 BRACEBRIDGE, DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **R1** Survey: **Available/ 2015**
 Assess Val/Year: **\$348,000/2022** Hold Over Days: **90**
 PIN: **481700394** Occupant Type: **Owner**
 ROLL: **441803000207007** Deposit: **30,000+**
 Possession/Date: **Flexible/2022-08-04**
 Possession Rmks: **August preferred**

Brokerage Information

List Date: **03/30/2022**
 List Brokerage: **RE/MAX HALLMARK REALTY LIMITED, BROKERAGE, MACTIER**
 Source Board: **The Lakelands**

Prepared By: SUZANNE MARTINEAU, Broker

Date Prepared: 03/29/2022

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

MLS® #: 40231513

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	13' 3" X 12' 11"	4.04 X 3.94	
Dining Room	Main	12' 8" X 9' 7"	3.86 X 2.92	
Living Room	Main	19' 7" X 17' 7"	5.97 X 5.36	
Bathroom	Main	8' 0" X 4' 10"	2.44 X 1.47	4-Piece
Laundry	Main	8' 0" X 5' 11"	2.44 X 1.80	
Bedroom Primary	Main	13' 10" X 12' 7"	4.22 X 3.84	
Bathroom Primary	Main	8' 1" X 6' 1"	2.46 X 1.85	3-Piece
Bedroom	Main	12' 7" X 9' 10"	3.84 X 3.00	
Bedroom	Main	11' 5" X 9' 10"	3.48 X 3.00	
Recreation Room	Basement	45' 11" X 41' 1"	14.00 X 12.52	

Desc: Drywalled with electrical, open-concept, rough-in for bathroom

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