



Suzanne Martineau
 Broker
 My Muskoka Real Estate Team
 Re/Max Hallmark Realty Ltd. Brokerage
 www.mymuskoka.com
 suzanne@mymuskoka.com
 705-706-3329



33 MEADOW HEIGHTS Drive, Bracebridge, Ontario P1L 1A2

Client Full
Active / Residential

33 MEADOW HEIGHTS Dr Bracebridge
Pending Board Approval

MLS® #: 40234963
 Price: **\$879,000**



Muskoka/Bracebridge/Monck (Bracebridge)

Bungalow/House

	Beds	Baths	Kitch
Lower	2	2	
Main	2	2	1

Beds: **4 (2 + 2)**
 Baths: **4 (4 + 0)**
 SF Fin Total: **2,654/Plans**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,355.00/Plans**
 BG Fin SF: **1,299.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,838/2021**

Remarks/Directions

Public Rmks: **Do not be deceived by the curb view... this wonderful, spacious home has been a gathering place for many families where children and grandchildren have room to share & play! There is a feel of quality to the workmanship here, from the gleaming hardwood floors, trim detail, windows, stone pathways, and gardens to the fine board & batten exterior. The bright interior living space opens to the outdoors via 2 sets of sliding doors to a fabulous ravine-edged lot, where multi-level decks are enveloped by giant pines and mature maple trees. The burst of colour is glorious in the fall, and the sunken hot tub beckons while the music of a gentle waterfall plays quietly in the background. This is a place to relax and enjoy. Being home here feels like living in the country yet it is located a few minutes from the center of town. Venture out easily on a long summer hike or a winter snowshoe on South Monck Trail, and have fun following a sweet creek. There are many home features to appreciate; 4 bedrooms, 2 full bathrooms on each floor, (4 bathrooms in total) an elegant kitchen, a walk-in pantry with the option for the main floor and/or lower level laundry room. The principal bedroom enjoys an ensuite, as does a lower-level bedroom, making visits comfortable for family and guests! The open-concept rec room is generous in size, has a gas fireplace for those chilly game nights, and a walk-out sliding door to the backyard. There is an inside entry from the double garage, ample storage room and a cold room. A pet enclosure features access from the back deck to the yard, and there is a matching exterior storage shed conveniently placed steps from the side door of the garage. This home is nicely located within an easy walk to the Sportsplex, theatre and high school. This home calls out for another great family to make memories in Muskoka ... just on time for spring!**

Directions: **Manitoba Street North, left onto Meadow Heights to #33 on the right hand side**

Common Elements

Exterior

Exterior Feat:	Deck(s), Hot Tub, Year Round Living	Roof:	Asphalt Shingle
Construct. Material:	Board & Batten, Wood	Prop Attached:	Detached
Shingles Replaced:	2012	Apx Age:	16-30 Years
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	Public Road, Year Round Road	Winterized:	
Other Structures:	Fence - Partial, Shed	Garage Spaces:	2.0
Garage & Parking:	Attached Garage//Private Drive Double Wide//Asphalt Driveway		
Parking Spaces:	6	Driveway Spaces:	4.0
Services:	Cable, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone		
Water Source:	Municipal	Sewer:	Septic
Lot Size Area/Units:	/	Acres Rent:	
Lot Front (Ft):	100.00	Lot Shape:	Rectangular
Location:	Urban	Land Lse Fee:	
Area Influences:	Airport, Arts Centre, Downtown, Golf, Greenbelt/Conservation, Hospital, Landscaped, Library, Quiet Area, Ravine, Rec./Community Centre, Schools, Trails		
Topography:	Flat, Hillside, Rolling, Sloping, Wooded/Treed	Fronting On:	
Restrictions:		Exposure:	South
School District:	Trillium Lakelands District School Board		
Elementary School:	MONCK,MMO /Secondary-BMLSS,ST DOM'S		

Interior

Interior Feat: **Auto Garage Door Remote(s), Water Heater**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **In Basement, Main Level, Multiple Locations, Washer Hookup**

Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **1/Natural Gas**
 Under Contract: **Hot Water Heater**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Hot Tub, Hot Tub Equipment, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **Television in rec. room, Weber BBQ connected gas line, All light fixtures, curtains, curtain rods, blinds, medicine cabinets, bathroom mirrors, wood shelf in principal bedroom, all bathroom towel racks and hooks, shelving units in closets.**
 Exclusions: **Garage cabinets and steel shelving in garage, Gazebo Frame on Deck.**
 Furnace Age: **2017** Tank Age: UFFI:

FP Stove Op: **Yes**
 Contract Cost/Mo: **42.00**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 9-1 SEC M540; LT 9 PL M540 MONCK; BRACEBRIDGE; THE DISTRICT MUNIIPALITY**
 Zoning: **RES** Survey: **Available/**
 Assess Val/Year: **\$362,000/2016** Hold Over Days: **90**
 PIN: **481650149** Occupant Type: **Owner**
 ROLL: **441803000601310**
 Possession/Date: **60 - 89 Days/2022-06-15** Deposit: **5%**

Brokerage Information

List Date: **04/06/2022**
 List Brokerage: **RE/MAX HALLMARK REALTY LIMITED, BROKERAGE, MACTIER**
 Source Board: **The Lakelands**

Prepared By: SUZANNE MARTINEAU, Broker

Date Prepared: 04/06/2022

POWERED by itsorealestate.com. All rights reserved.

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

MLS® #: 40234963

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	14' 8" X 14' 7"	4.47 X 4.44	
Dining Room	Main	12' 2" X 14' 7"	3.71 X 4.44	
Kitchen	Main	10' 11" X 14' 7"	3.33 X 4.44	
Bedroom Primary	Main	20' 0" X 15' 10"	6.10 X 4.83	
Bedroom	Main	13' 10" X 10' 11"	4.22 X 3.33	
Bathroom	Main	8' 4" X 5' 2"	2.54 X 1.57	4-Piece, Ensuite
Bathroom	Main	8' 4" X 5' 0"	2.54 X 1.52	4-Piece
Family Room	Lower	24' 4" X 24' 0"	7.42 X 7.32	
Bedroom	Lower	13' 2" X 10' 10"	4.01 X 3.30	
Bedroom	Lower	13' 7" X 12' 8"	4.14 X 3.86	
Bathroom	Lower	9' 7" X 6' 4"	2.92 X 1.93	3-Piece, Ensuite
Bathroom	Lower	7' 5" X 6' 3"	2.26 X 1.91	3-Piece
Laundry	Lower	8' 7" X 21' 6"	2.62 X 6.55	
Storage	Lower	9' 8" X 9' 9"	2.95 X 2.97	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.