



**NANCY CARR**  
 Sales Representative  
 ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE-M63  
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### Cross Property Client Full

2358 STISTED ROAD S

Sprucedale, ON POA 1YO

District of Parry Sound/Almaguin Highlands/McMurrich

Residential/Single Family/For Sale

Active

Price: \$335,000.00



MLS@#: 129366  
 List Date: 29-May-2018  
 Bedrooms (AG/BG): 4 (4/0)  
 Bathrooms (F/H): 2 (2/0)  
 Type: Detached  
 Style: Bungalow  
 Sqft Above Grade: 1,412  
 Sq Ft Finished: 2,644  
 Sq Ft Source: Other  
 Sqft Below Grade: 1,232  
 Sq Ft. Unfinished  
 New Construction: No  
 Title/Ownership: Freehold  
 # Rooms: 16  
 Recreational: No  
 Year Built/Desc: 1977/Completed / New  
 Fronting On: West  
 Lot Front: 371.00  
 Lot Depth: 244.00  
 Road Access Fee: Lot Size/Acres: 1-2.99 Acres/1.74  
 Access: Municipal road, Year Round  
 Garage Spaces/Type: 2.0/Detached  
 Driveway Spaces/Type: 10/Private Double Wide/Gravel  
 Waterfront: No  
 WF Exposure: East  
 Shore Rd Allowance: WF Frontage Ft: 0

Public Remarks: Spacious family home with an in-law suite in the fully finished walk out basement. Large lot with a double detached garage, shed, two driveways and partially fenced in yard great for your little ones or your four legged family members. Many recent updates including roof, propane furnace, new flooring throughout and completely painted in 2017. Call for a full list of updates. This home is large, private and ideal for a family.

Directions: HIGHWAY 518 TO SPRUCEDALE AND LEFT ON STISTED ROAD SOUTH TO #2358

#### Interior Features

Interior Features: Central Vacuum, In-Law Suite, Water Heater Owned  
 Basement: Full/Fully Finished/Walk-Out  
 Fireplace: Propane  
 Heat Primary/Sec: Forced Air-Propane/Fireplace-Propane  
 HVAC: Central Air  
 Foundation: Concrete Block  
 Under Contract \$:  
 UFFI: No  
 Furnace Age: 2017  
 Under Contract/Rental Items: Propane Tank  
 Plumbing Age:  
 Lease To Own Equip: None  
 Oil Tank Age: N/A  
 Accessibility: Wiring Age: New Panel 2017

#### Exterior Features

Add'l Monthly Fees:  
 Lot Shape: Pie  
 Exposure: East  
 Pool: None  
 Lot Irregularities: 371 X 244 X 282  
 FH Common Fee:  
 Exterior Finish: Vinyl Siding  
 Restrictions: None  
 Services: Cell Service, Electricity, Internet High-Speed, School Bus Route, Telephone  
 Topography: Level, Partially Cleared  
 Alternative Power:  
 Roofing: Asphalt  
 Yr Roof Replaced: 2017  
 Water/Supply Type: Well/Sand Point Well  
 Sewage: Septic  
 Water Treatment: None  
 Exterior Features: Awnings, Deck(s), Fenced Partial, Porch-Enclosed  
 Other Structures: Shed  
 Site Influences: None

#### Inclusions/Exclusions

Inclusions: Dishwasher, Central Vac, Garage Door Opener, Hot Water Tank Owned, Satellite Dish

Exclusions: None

#### Tax Information

Roll#: 491201000206610  
 Local Improve Fee/Comments No/  
 Pin#: 521690011  
 Zoning: RES  
 Taxes/Year: \$1,723/2017  
 Assessment \$/Year: \$233,000/2018  
 Survey/Year: Yes 1975  
 Survey Type: Boundary Only  
 Legal Description: PCL 18255 SEC SS; PT LT 16 CON 9 MCMURRICH PT 1 42R4154; MCMURRICH/MONTEITH, PARRY SOUND

#### Rooms

Room	Level	Dimensions	Features
Kitchen	M	18'7" x 14'0"	Balcony/Deck, Double sink, French doors

Living Room	M	14'5" x12'10"	Carpet
Master Bedroom	M	13'10" x11'4"	Carpet
Bedroom	M	11'3" x10'3"	Carpet
Bedroom	M	10'6" x9'0"	Carpet
Bathroom	M		4-Piece
Muskoka Room	M	17'9" x9'7"	Vinyl Flooring
Kitchen	LAG	13'3" x12'10"	Tile Floors
Recreation Room	LAG	17'10" x10'11"	Carpet, Fireplace
Hobby Room	LAG	12'3" x12'0"	Carpet
Bedroom	LAG	12'3" x7'6"	Carpet
Den	LAG	6'11" x6'11"	Carpet
Bathroom	LAG		3-Piece
Utility	LAG	12'11" x11'5"	
Laundry Room	LAG	12'0" x3'7"	
Porch	LAG	27' x10'	

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Client Full Report

Date Printed: 06/19/2018

Prepared By: NANCY CARR, Salesperson

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