

14 MAIN Street, Sundridge, Ontario P0A 1Z0

Client Full
Active / Residential

14 MAIN St Sundridge

MLS® #: 40285195

Price: \$379,900



Parry Sound/Sundridge/Sundridge

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,258**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,258/LBO provided**
 Tot Unfin SF: **518**
 DOM/CDOM: **63/63**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,488.72/2022**

Remarks/Directions

Public Rmks: **Beautifully renovated century home and large lot right on Main St. Sundridge. This home is full of character, upgrades and improvements. Restored trim and pocket doors open between the dining and living room making for a bright open living space. Eat in kitchen with a walkout to the large yard. This property includes a large garage that has space for a man cave on the second floor. All the wiring for fast internet and electrical has been put in place. Only your imagination limits the possibilities. Adding to the appeal of this home is the short walk to shops and beaches. Enjoy the winter amidst snowmobile trails and skating. If you are looking for a nice family home this could be your next move. Loads of updates in the past few years including new exterior doors in 2022, windows in the past 5-7 years, Generlink, electrical panel, Natural Gas furnace and central air. The lath/plaster and ceiling tiles in the living room were removed and drywall installed July 2022. The drywall has been primed and ready for the paint choice of the new owners..**

Directions: **HWY 124 to Main st**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat: **Awnings, Patio(s), Porch, Year Round Living**
 Construct. Material: **Aluminum Siding, Vinyl Siding, Wood**
 Shingles Replaced: Foundation: **Stone**
 Year/Desc/Source: **1917//Owner**
 Property Access: **Municipal Road, Year Round Road**
 Other Structures: **Storage**
 Pool Features: **None**
 Garage & Parking: **Detached Garage//Private Drive Single Wide**
 Parking Spaces: **4** Driveway Spaces: **3.0** Garage Spaces: **1.0**
 Services: **Cell Service, Electricity, Fibre Optics, High Speed Internet, Natural Gas**
 Water Source: **Drilled Well** Water Tmnt: **UV System** Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **0.205/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **74.93** Lot Depth (Ft): **125.75** Lot Shape: **Rectangular**
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Beach, Downtown, Highway Access, Lake/Pond, Library, Place of Worship, Rec./Community Centre, Shopping Nearby**
 Topography: **Level** Fronting On:


Interior

Interior Feat: **Ceiling Fans, Water Heater Owned, Water Treatment**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Basement Feat: **Separate Entrance**
 Laundry Feat: **Laundry Closet, Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Hot Water Tank Owned, Smoke Detector**
 Exclusions: **Stove, Fridge, Washer and Dryer**
 Electric Age: **2021 Part** Plumbing Age:
 Furnace Age: **2021** Tank Age: **UFFI:**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **Part lot 6 N/S Main st plan 37 as in R0214104; Sundridge district of Parry Sound**
 Zoning: **R1** Survey: **None/**
 Assess Val/Year: **\$113,000/2022** Hold Over Days:
 PIN: **520740277** Occupant Type: **Owner**
 ROLL: **494800000107400**
 Possession/Date: **Flexible/** Deposit: **5000**

Brokerage Information

List Date: **07/04/2022**
List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C](#)
Source Board:  **The Lakelands Association of REALTORS®**

Prepared By: Nancy Carr, Salesperson

Date Prepared: 09/05/2022

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	17' 2" X 11' 6"	5.23 X 3.51	Laundry, Walkout to Balcony/Deck
Dining Room	Main	14' 0" X 11' 7"	4.27 X 3.53	
Living Room	Main	13' 11" X 10' 10"	4.24 X 3.30	
Bathroom	Main	5' 5" X 2' 9"	1.65 X 0.84	2-Piece
Bedroom Primary	Second	11' 8" X 9' 5"	3.56 X 2.87	
Bedroom	Second	11' 4" X 9' 1"	3.45 X 2.77	
Bedroom	Second	10' 1" X 7' 11"	3.07 X 2.41	
Bathroom	Second	7' 7" X 5' 6"	2.31 X 1.68	4-Piece
Utility Room	Basement	23' 11" X 15' 0"	7.29 X 4.57	

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