

96 BRIDGEDALE Road, Port Sydney, Ontario P0B 1L0

Client Full
Active / Residential

96 BRIDGEDALE Rd Port Sydney

MLS®#: **40523891**
Price: **\$499,900**



Muskoka/Huntsville/Stephenson

Bungalow/House

	Beds	Baths	Kitch
Main	3	2	2

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,516**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,516/LBO provided**
 Tot Unfin SF: **1,296**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,494.24/2023**

Remarks/Directions

Public Rmks: **Two bedroom bungalow (built in 1972) plus a one bedroom in-law suite (added in 1983). Fantastic location in a popular Port Sydney subdivision. Lovely level lot with Gazebo, dug well and new septic system installed in 2022. New natural gas furnace in 2022, central air installed in 2018, some new windows and patio doors in 2021, and main bathroom renovated in 2019. Full unfinished basement and attached single car garage. Natural Gas fireplace in the living room with patio doors leading to the deck and Gazebo. Priced to sell! Don't miss this lovely bungalow in Port Sydney.**

Directions: **Muskoka Road 10 to Bridgedale Road to #96**

Exterior

Exterior Feat: **Deck(s), Year Round Living**
 Construct. Material: **Aluminum Siding**
 Shingles Replaced: Foundation: **Concrete Block**
 Year/Desc/Source: **1972/Completed / New/Other**
 Property Access: **Municipal Road, Year Round Road**
 Other Structures: **Gazebo, Shed**
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Asphalt Driveway**
 Parking Spaces: **5** Driveway Spaces: **4.0**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone**
 Water Source: **Dug Well** Water Tmnt: **Sediment Filter, UV System**
 Lot Size Area/Units: / Acres Range: **< 0.5**
 Lot Front (Ft): **100.00** Lot Depth (Ft): **200.00**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Beach, Golf, Highway Access, Lake/Pond, Playground Nearby**
 View: **Trees/Woods**
 Topography: **Flat**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized:
 Garage Spaces: **1.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **West**

Interior

Interior Feat: **Auto Garage Door Remote(s), Ceiling Fans, In-Law Suite, Sump Pump**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Laundry Feat: **In Basement**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1/Natural Gas**
 Under Contract: **HWT-Electric**
 Lease to Own: **None**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **Stove and Fridge in In-Law Suite**
 Electric Age: **1972 & 1983** Plumbing Age:
 Furnace Age: **2022** Tank Age: **HWT replaced 2023**
 FP Stove Op: **Yes**
 Contract Cost/Mo:
 Furnished:
 UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **CON 5 LOT 26 PLAN 552 RCP LOT 51 STEPHENSON; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **R1** Survey: **Boundary Only/**
 Assess Val/Year: **\$259,000/2023** Hold Over Days:
 PIN: **481211612** Occupant Type: **Vacant**
 ROLL: **444205000313600**
 Possession/Date: **Flexible/** Deposit: **10000**

Brokerage Information

List Date: **12/28/2023**



Source Board: The Lakelands Association of REALTORS®
Prepared By: Nancy Carr, Salesperson
Date Prepared: 12/28/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	11' 10" X 3' 11"	3.61 X 1.19	Laminate
Dining Room	Main	17' 5" X 11' 6"	5.31 X 3.51	Laminate
Kitchen	Main	18' 1" X 7' 11"	5.51 X 2.41	
Living Room	Main	20' 0" X 11' 11"	6.10 X 3.63	Balcony/Deck, Sliding doors
Bathroom	Main	7' 11" X 6' 5"	2.41 X 1.96	3-Piece
Bedroom Primary	Main	12' 9" X 11' 5"	3.89 X 3.48	
Bedroom	Main	11' 5" X 9' 5"	3.48 X 2.87	
Kitchen/Living Room	Main	17' 7" X 11' 6"	5.36 X 3.51	
Bathroom	Main	7' 10" X 6' 11"	2.39 X 2.11	4-Piece
Bedroom	Main	12' 3" X 10' 8"	3.73 X 3.25	
Laundry	Basement	20' 0" X 10' 0"	6.10 X 3.05	

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