

Cross Property Client Full

24 ONTARIO STREET #202

Bracebridge, ON P1L 2H5

District of Muskoka/ Bracebridge/ Bracebridge

Residential/ Condo/ For Sale

Active

Price: \$419,000.00



MLS®#: **191571**
 List Date: **01-May-2019**
 Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**
 Type: **Apartment Unit**
 Style: **Other**
 Sqft Above Grade: **1,170**
 Sq Ft Finished: **1,170**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **1.0/ Underground**
 Driveway Spaces/Type: **1/ Circular, Visitor Parking, Other/ Asphalt**
 Waterfront: **No**
 Leased Land Fee:
 Sqft Below Grade: **0**
 Sq Ft. Unfinished
 # Rooms: **8**
 Recreational: **No**
 Year Built/Desc: **2003/ Completed / New**

Public Remarks: Lovely two bedroom, 2 bath condo in the Drumkerry building overlooking the Falls and Muskoka River. Enjoy the views from inside or from the balcony. Master bedroom has a walkout to the balcony and ensuite. The second bedroom also has access to the balcony. Generous utility/laundry room. Underground parking to keep your vehicle out of the elements and storage locker for winter tires, Christmas decorations and patio furniture. Short walk to downtown or walking trails along the river. Just move in and start enjoying the ease of maintenance free condo living.

Directions: MANITOBA STREET TO 24 ONTARIO STREET TO UNIT 202

Interior Features

Interior Features: **Elevator, Storage Area Lockers**
 Basement: **None/ Partially Finished/**
 Heat Primary/Sec: **Forced Air-Electric/**
 HVAC: **HRV System**
 Under Contract/Rental Items: **Hot Water Tank**
 Fireplace:
 Foundation: **ICF**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: **Stucco**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights**
 Topography: **Hillside**
 Roofing: **Other**
 Water/Supply Type: **Municipal/**
 Exterior Features: **Balcony, Year-Round Living**
 Site Influences: **Cul de Sac/Dead End, Downtown, Place of Worship, River/Stream, Shopping Nearby, Water View**
 Exposure:
 Pool: **None**
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Municipal Sewers**

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer Window Blinds and Air Conditioner

Exclusions: Draperies

Condominium

Condo Name: **DRUMKERRY**
 Condo Corp.#: **49**
 Condo Corp. Yr End: **30-Jun-2019**
 Laundry Access: **In-Suite**
 Parking Type #1: **Underground**
 Condo Amenities: **Balcony, Elevator, Visitor Parking, Year Round Living**
 Included In Costs: **Building Insurance, Building Maintenance, Common Elements, Decks, Doors, Garbage Removal, Ground Maintenance/Landscaping, Management, Parking, Roof, Snow Removal, Water, Windows**
 Property Mgr/Phone: **Bayshore Property Managem/ 1-888-919-0996**
 Fee Remarks:
 Status Certificate/Date: /
 Locker #/Info: **28/ Exclusive**
 Parking Type #2: **Exclusive**
 Lease Requirements:
 Property Mgr/Phone: **Bayshore Property Managem/ 1-888-919-0996**
 Pets Permitted: **Restricted**

Tax Information

Roll#: **441801000300712**
 Pin#: **488490012**
 Assessment \$/Year: **\$240,000/2019**
 Legal Description: **UNIT 2, LEVEL 2, MUSKOKA CONDOMINIUM PLAN NO. 49 AND ITS APPURTENANT INTEREST**
 Local Improve Fee/Comments: /
 Zoning: **R4-13**
 Survey/Year: **No**
 Taxes/Year: **\$3,366/ 2019**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Kitchen	M	12'x8'	Tile Floors
Living Room/Dining Room	M	27'x12'	Carpet, Walkout to Balcony/Deck
Master Bedroom	M	15'10"x10'	Ensuite, Laminate, Walkout to Balcony/Deck
Ensuite	M	6'4"x5'3"	3-Piece, Tile Floors
Bedroom	M	15'6"x10'	Laminate, Walkout to Balcony/Deck
Bathroom	M	5'5"x4'10"	4-Piece, Tile Floors
Laundry Room	M	7'11"x6'10"	Tile Floors

Porch M 8'9"x8'6" Tile Floors
ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63
Client Full Report

Date Printed: 05/01/2019

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