

# 394 FOURTH Avenue, Sprucedale, Ontario P0A 1Y0

Client Full  
**Active / Residential**

[394 FOURTH Av Sprucedale](#)

MLS® #: 40096039  
Price: **\$399,000**



## Parry Sound/McMurrich/Monteith/Sprucedale Bungalow/House

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 ( 3 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Total: **1,615/LBO provided**  
 SF Range: **1501 to 2000**  
 Abv Grade Fin SF: **1,615.00/LBO provided**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,438/2020**

### Remarks/Directions

Public Rmks: **Large bungalow on 9 acres. Great starter home has three bedrooms, large eat-in kitchen, hardwood floors, attached double garage and walkouts from most rooms. Level lot that is 2/3 cleared and 1/3 treed with trails. The back of the cleared portion has a large Pollinator Garden, as well as a large fenced garden. Cute garden shed/cabin. The wide halls and doorways help make this home accessible for anyone with mobility issues.**

Directions: **RAVENSCLIFFE ROAD TO STISTED ROAD TO FOURTH AVENUE OR HIGHWAY 518 W TO STISTED ROAD SOUTH TO FOURTH AVENUE.**

### Common Elements

### Exterior

Exterior Feat:	<b>Deck(s), Storage Buildings, Year Round Living</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Hardboard</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>31-50 Years</b>
Year/Desc/Source:	<b>1988/Completed / New/Other</b>	Rd Acc Fee:	
Property Access:	<b>Municipal Road, Year Round Road</b>	Winterized:	<b>Fully Winterized</b>
Other Structures:	<b>Storage</b>	Garage Spaces:	<b>2.0</b>
Pool Features:	<b>None</b>	Sewer:	<b>Septic</b>
Garage & Parking:	<b>Attached Garage, Private Drive Double Wide, Gravel Driveway</b>	Acres Rent:	
Parking Spaces:	<b>8</b>	Lot Shape:	<b>Rectangular</b>
Parking Level/Unit:		Land Lse Fee:	
Services:	<b>Cell Service, Electricity, High Speed Internet, Telephone</b>	Fronting On:	<b>North</b>
Water Source:	<b>Dug Well</b>	Exposure:	<b>South</b>
Lot Size Area/Units:	<b>9.00/Acres</b>		
Lot Front (Ft):	<b>467.29</b>		
Location:	<b>Rural</b>		
Area Influences:	<b>Corner Site, Open Spaces</b>		
Topography:	<b>Level, Open space, Wooded/Treed</b>		
Restrictions:			

### Interior

Interior Feat:	<b>Ceiling Fans</b>	FP Stove Op:	
Security Feat:	<b>Carbon Monoxide Detector(s), Smoke Detector(s)</b>	Contract Cost/Mo:	
Access Feat:	<b>32" Min Doors, Hallway Widths 42" or More, Hard/Low Nap Floors</b>		
Basement:	<b>Crawl Space</b>		
Laundry Feat:	<b>Laundry Room, Main Level</b>		
Cooling:	<b>None</b>		
Heating:	<b>Fireplace-Propane</b>		
Fireplace:	<b>2/Propane, Wood Stove</b>		
Under Contract:	<b>Propane Tank</b>		
Lease to Own:	<b>None</b>		
Inclusions:	<b>Carbon Monoxide Detector, Dishwasher, Hot Water Tank Owned, Refrigerator, Satellite Dish, Smoke Detector, Stove, Window Coverings</b>		
Add Inclusions:	<b>Garage Door Opener - Not Installed</b>		
Exclusions:	<b>Washer and Dryer</b>		

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>PT LT 16 CON 5 MCMURRICH PT 1 42R11530; MCMURRICH/MONTEITH, DISTRICT OF PARRY SOUND</b>	Survey:	<b>Available/ 1990</b>
Zoning:	<b>RU</b>		

Assess Val/Year: **\$178,000/2021**  
PIN: **521700266**  
ROLL: **491201000108403**  
Possession/Date: **Flexible/**

Hold Over Days:  
Occupant Type: **Owner**

Deposit:

Brokerage Information

List Date: **04/15/2021**

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63](#)

Source Board: **The Lakelands**

**Prepared By: NANCY CARR, Salesperson**

**Date Prepared: 04/15/2021**

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

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Foyer</b>	<b>Main</b>	<b>8' 5" X 7' 6"</b>	<b>2.57 X 2.29</b>	<b>Tile Floors</b>
<b>Kitchen/Dining Room</b>	<b>Main</b>	<b>19' 0" X 18' 6"</b>	<b>5.79 X 5.64</b>	<b>Fireplace, Hardwood floor, Walkout to Balcony/Deck</b>
<b>Living Room</b>	<b>Main</b>	<b>23' 0" X 17' 9"</b>	<b>7.01 X 5.41</b>	<b>Fireplace, Laminate, Walkout to Balcony/Deck</b>
<b>Laundry</b>	<b>Main</b>	<b>8' 5" X 7' 6"</b>	<b>2.57 X 2.29</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>13' 5" X 11' 6"</b>	<b>4.09 X 3.51</b>	<b>Hardwood floor, Walkout to Balcony/Deck</b>
<b>Bedroom</b>	<b>Main</b>	<b>11' 4" X 9' 0"</b>	<b>3.45 X 2.74</b>	<b>Hardwood floor, Walkout to Balcony/Deck</b>
<b>Bedroom</b>	<b>Main</b>	<b>9' 0" X 8' 11"</b>	<b>2.74 X 2.72</b>	<b>Hardwood floor</b>
<b>Bathroom</b>	<b>Main</b>	<b>13' 5" X 7' 8"</b>	<b>4.09 X 2.34</b>	<b>4-Piece</b>

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