



Price:	<b>\$245,000</b>	MLS® #:	<b>445307001001100</b>
Status:	<b>Active</b>		
Address:	<b>1028 RIVER ST</b>		
City:	<b>BALA, P0C 1A0</b>		
Side of Road:	<b>East</b>		
Elem Schl:	<b>GLEN ORCHARD</b>		
Sec. School:	<b>GHS</b>		
Lot Size:	<b>FR 100' X D-165</b>	District:	<b>ML</b>
Square Footage:	<b>1,340</b>	Sub-Dist:	<b>MEDOR</b>
Ttl Liv Sq Ft.:	<b>1,340</b>	Zoning:	<b>R1</b>
S.R.A.:	<b>N/A</b>		
Possession:	<b>IMMEDIATE</b>		

Exposure: **South West**

**Public Info.** Bright spacious 3 bedroom in town ranch bungalow across from Moon River. Close to amenities and public boat launches/Moon River/Lake Muskoka. Large country kitchen, separate dining room, built-ins in bedroom and kitchen area, laminate wood floors, some newer windows. Main level laundry, walk-out to rear deck and private oversized yard with 3 older cabins "as is, where is". Full basement has walkout and rec room area. Looking for TLC.

Type:	<b>Single Family</b>	Heating:	<b>Electric, Propane, Baseboard</b>	Exterior:	<b>Alum/Vinyl</b>
Style:	<b>Bungalow</b>	Garage Type:	<b>Attached, Built-in</b>	Driveway:	<b>Double, Paved</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Foundation:	<b>Block, Partially Finished, Unfinished, Full</b>
Property Size:	<b>0.5 -0.99 Acres</b>	Sewer:	<b>Municipal</b>	Int.Features:	<b>Dining Room</b>
Land Features:	<b>Level, Partial Landscaped, See Remarks</b>	Services:	<b>Electricity, Telephone, Cable, Garb Pick-Up, Street Lights</b>	Ext. Features:	<b>Deck</b>
Access:	<b>Year Round Municipal Road</b>	Rental Equipm.:	<b>Propane Tank</b>	Roof:	<b>Asphalt Shingle</b>
WF Features:	<b>None</b>	Flooring:	<b>Other</b>		
Accessory Buildings:					

**Inclusions** Kenmore refrigerator and Kenmore electric stove, Inglis washer/dryer, hot tub in basement as is (not being used at present)  
**Exclusions** Boat shaped bar and accessories in basement.

Bedrooms:	<b>3</b>	Sign:	<b>Yes</b>	UFFI:	<b>NO</b>	Garage:	<b>Yes</b>	Gar.Details:	<b>SINGLE GARAGE</b>
Bathrooms:	<b>1   0</b>	Lockbox:	<b>Yes</b>	SPIS:	<b>Completed</b>	Waterfront:	<b>No</b>	Body of Water Type:	
Rental Income:	<b>POTENTIAL</b>	Road Type:	<b>Municipal</b>	Survey:	<b>Yes</b>				
Year Built:	<b>1970</b>								
Construction Status:									

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18' X 12' 6"	MAIN FLOOR	FOYER	7' X 7'
MAIN FLOOR	DINING ROOM	12' 6" X 9' 6"	BASEMENT	STORAGE	11' X 23'
MAIN FLOOR	MASTER BEDROOM	10' 6" X 13'	BASEMENT	UTILITY	
MAIN FLOOR	BEDROOM	13' X 10'	MAIN FLOOR	LAUNDRY	7' X 8'
MAIN FLOOR	BEDROOM	9' X 9' 8"	BASEMENT	OTHER	23' X 12'
MAIN FLOOR	KITCHEN	11' 4" X 12' 6"	MAIN FLOOR	BATH (# pieces 1-6)	4 PIECE
BASEMENT	REC ROOM	26' 6" X 12'			

Assessment:	<b>\$198000</b>	Taxes:	<b>\$1958 (2008)</b>	Improvement Charges:	
Condo Fee:		Mobile/Leased Land F:			
Listing Office:	<b>Royal LePage Lakes of Muskoka, Brokerage, Port Carling -M64</b>				

Compliments of: **WENDY AND BRIAN COOK, Broker: 705-644-7292**  
 E-mail: [cottagehunter@sympatico.ca](mailto:cottagehunter@sympatico.ca)  
 Company Name: **ROYAL LEPAGE LAKES OF MUSKOKA, BROKERAGE, PORT CARLING -M64: 705-765-6855**



The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.