



WRB	
Price: <b>\$219,700</b>	MLS® #: <b>410826000519200</b>
Status: <b>Active</b>	PID #: <b></b> File #: <b>2009111022</b>
Legal Descr.: <b>RANGE LAKE PT LOT 53 BRUCE TWP, (MUN. OF KINCARDINE).</b>	
Address: <b>63 SPRUCEDALE DR</b>	
City: <b>BRUCE TWP, N0H 2C5</b>	
Prop known as: <b>BRUCE TWP</b>	
Side of Road:	Major Area: <b>SBC</b>
Lot Size: <b>100FT X 260FT</b>	District: <b>KIN</b>
No# of Feet on Water:	Sub-Dist: <b>BRUC</b>
Approx. Square Feet: <b>700-1000 RANGE</b>	Zoning:
Elem Schl:	Occupancy: <b>Owner</b>
	Sec. School:
List.Date: <b>05-JUN-2009</b>	Possession: <b>30 DAYS</b>

**Directions** Take Hwy #21 to the 10 Concession of Bruce, turn West, turn North of Sunset Blvd. to sign on right.  
**Show.Instr.** By app't.

Type: <b>Cottage/Rec Properties</b>	Heating: <b>Wood</b>	Exterior: <b>Wood</b>
Style: <b>Bungalow, Cottage/Camp</b>	Garage Type: <b>Detached, Single</b>	Driveway: <b>Gravel, Mutual</b>
Title to Land: <b>Freehold</b>	Water: <b>Well</b>	Foundation/Basement: <b>Concrete, Crawl, Piers</b>
Property Size: <b>0.5 -0.99 Acres</b>	Sewer: <b>Holding Tank</b>	Features: <b>Woodstove(s)</b>
Land Features: <b>Partial Landscaped, Wooded/Treed</b>	Services: <b>Telephone</b>	Roof: <b>Asphalt Shingle</b>
Access: <b>Private, Year Round Road Access</b>	Rental Equipm.: <b>None</b>	Flooring: <b>Cushion/Tile/Lino</b>
WF Features: <b>Waterfront Road Between</b>		

**Inclusions** Fridge, stove.  
**Exclusions**  
**Remarks** All measurements are approximate. Rare find. Affordable lakefront cottage. Traditional log style cottage with 3 bedrooms and stone fireplace in living room. Huge, well treed private lot across from lake. Very rare find at an affordable price. Driveway is shared with neighbour.

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	UFFI: <b>UNKNOWN</b>	Garage: <b>Yes</b>	Gar.Details:
Bathrooms: <b>1 \</b>	Lockbox: <b>Yes</b>	SPIS: <b>Yes</b>	Water Front: <b>No</b>	Water:
Rental Income: <b>YES</b>	Road: <b>Public</b>	GST: <b>Unknown</b>	Survey: <b>NO</b>	
Building Age: <b>OL</b>	Envir.:			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15X14	MAIN FLOOR	BEDROOM	8.8X11.2
MAIN FLOOR	KITCHEN	20X11	MAIN FLOOR	BEDROOM	8.8X11.2
MAIN FLOOR	BEDROOM	13.6X10.9	MAIN FLOOR	BATH (# pieces 1-6)	3PC

Assessment: **\$111000** Taxes: **\$1281 (2008)** Improvements:

Condo Fee: Mobile/Leased Land F:

Seller Name: **RON LARSEN** Home Tel.: Bus.Tel.:  
 Seller Name: **NORM RIBEY** Home Tel.: Bus.Tel.:

Listing Office: **ROYAL LEPAGE KINCARDINE** Listing Agent: **KEITH BATTLER 519-389-7718** FAX: **(519) 396-6687**  
**REAL ESTATE Brokerage 519 396-3396**

SP: **2.5%**

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