

# **\$799,900 - 48 WOODLAND Drive**

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## **Listing ID: 40592892**

**\$799,900**

4 Bedrooms, 3 Bathrooms, 2707

Single Family

48 WOODLAND Drive, Bracebridge,  
Ontario, P1L1M2

Welcome home to this coveted neighbourhood and prime, cul-de-sac location making it desirable for anyone wanting quick access to Bracebridge's vibrant & charming downtown! Set back from the road, you'll find this 4 bedroom, 3 bath home which has never been offered for sale. Entry is via a perennial lined granite walkway to a front porch into a foyer with wainscotting and a handy 2 pc powder room for guests or family. Entertain in the bright formal dining room or the beautiful living room with wood burning fireplace & traditional mantle & surround. Natural gas is on the street in case a conversion to a gas insert is in a buyer's future. The kitchen with a spacious dinette affords a glorious view toward the backyard with a BBQ deck & well-established perennial garden. Easily bring in the groceries to the kitchen as there's a sunny 4 season family room with access from the double car garage. Upstairs are the 4 bedrooms all with 2 windows and beautifully kept hardwood flooring! The primary bedroom has a walk-in closet and a 2 pc which could be extended with space borrowed from the 4th bedroom. A great sized 2nd bedroom has a furniture niche as well as a closet as does the 3rd bedroom. A large linen closet in the hall and the 4 piece

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bath completes this level. The basement has a partially finished recroom as well as the laundry in the utility room. This has been a well-loved family home for many years and with any updates it is sure to bring the new owners much enjoyment. Bracebridge's transit bus has stops close by or it's a short walk to parks, dining, shopping, entertainment and a quick stroll down to Bass Rock Park to swim in the Muskoka River. (id:50245)

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Listing Office:Re/Max Professionals North, Brokerage, Bracebridge