

\$949,900 - 16 LEEDS Court

Listing ID: 40600640

\$949,900

3 Bedrooms, 3 Bathrooms, 0.06 acres

Single Family

16 LEEDS Court, Bracebridge, Ontario,
P1L0B7

Welcome to the Waterways of Muskoka community, in the heart of Bracebridge on the Muskoka River! This beautiful, newly constructed, townhome has 3 spacious bedrooms, 2.5 bathrooms, single car garage and a premium oversized lot abutting Annie Williams Park. Located at the end of the laneway is highly desirable as you experience no traffic, tremendous privacy and you can easily walk directly into Annie Williams park. The park is host to markets, festivals, evening dog walks, picnics, access to a sand beach on the Muskoka River as well winter skating and activities. With the Waterways you get the benefit of freehold living but for a small condo fee (\$175/month) your grass gets cut and your driveway gets ploughed making maintenance much easier year-round. This model has walls of windows which make the home naturally bright and airy there are also seasonal river views when the lush greenery isn't in full bloom. There is great future development potential with a full height unfinished basement walk-out that contains a roughed in 4th bathroom and upgraded double doors leading to your backyard. The owner has added upgrades to the home by installing new stainless steel kitchen appliances, wireless garage door

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entry and central air to stay nice and cool in those warm summer months. This is an excellent package to live year-round in a riverfront community, walking distance to amenities in town, abutting the park and with further development potential, book your showing today and join the community! (id:50245)

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