

# \$799,900 - 67 CLEARBROOK Trail

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## Listing ID: 40628429

**\$799,900**

4 Bedrooms, 3 Bathrooms, 2800

Single Family

67 CLEARBROOK Trail, Bracebridge,  
Ontario, P1L0A3

Incredible Value! Beautifully appointed 4 bed, 3 bath Home in the heart of Bracebridge within a min walk to the Bracebridge Sports Plex, making it easy to stay active and connected to the community. The heart of downtown Bracebridge is a heartbeat away, offering a charming & vibrant atmosphere filled w/ shops, dining, & cultural delights. This residence is a canvas for dreams & offers tons of potential. As you step through the inviting entrance from the sprawling covered front porch, the first thing that will strike you are the lofty 9-foot ceilings that grace the entirety of the main floor. Crown moulding adorns the ceilings, adding a touch of sophistication. The semi-open concept floor plan seamlessly connects a gorgeous & well appointed kitchen w/ a spacious dining area. For special occasions, a separate formal dining room is ready to host unforgettable gatherings. The kitchen/dining walks out the beautiful backyard w/ mature trees as your serene & picturesque backdrop. A quiet morning coffee on the patio or a barbecue w/ friends, this space is perfect. For convenience, adjacent the kitchen is a very generous laundry room w/ sink, built in storage & countertop, multiple closets & access to your 2-car garage. The living room

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is a masterpiece in itself, w/ vaulted ceilings soaring to the 2nd floor & extended windows that bathe the room in natural light. The focal gas fireplace is a highlight feature bringing warmth to this comfortable gathering space. The main floor also provides a dedicated office/multi-purpose space & a 2PC powder room. Upstairs, the primary suite is a retreat offering an ensuite w/ both walk-in shower & a luxurious bath. A walk-in closet ensures your wardrobe is always organized. 3 more spacious bedrooms & 4PC guest bath provide ample room for family & guests to feel at home. The lower level (with a rough-in bath) is a canvas waiting for your personal touch. Tons of potential & opportunity! (id:50245)

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Last Modified: 02/08/2024 09:22:36 AM  
Listing Office:Peryle Keye Real Estate, Brokerage, Bracebridge