Cross Property Client Full

1124 RITCHIE FALLS ROAD
Minden Hills, ON K0M 2K0
Haliburton County/Minden Hills/Snowdon

Residential/Single Family/For Sale
Incomplete/Pending Activation

Price: $189,000.00

MLS®#:	**174208**		
List Date:	**31-Jan-2019**	Bedrooms (AG/BG):	**3** (**3**/**0**)
		Bathrooms (F/H):	**1** (**1**/**0**
Type:	**Detached**		
Style:	**Bungalow**		
Sqft Above Grade:	**950**	Sqft Below Grade:	**0**
Sq Ft Finished	**950**	Sq Ft. Unfinished	
Sq Ft Source:	**Other**		
New Construction:	**No**	# Rooms:	**8**
Title/Ownership:	**Freehold**	Recreational:	**Yes**
Fronting On:	**East**	Year Built/Desc:	/**Unknown**
Lot Front:	**200.23**	Lot Depth:	**220.27**
Road Access Fee:		Lot Size/Acres:	**0.5-0.99 Acres**/**1.00**
Access:	**Municipal road, Year Round**		
Garage Spaces/Type:	**1.0**/**Detached**		
Driveway Spaces/Type:	**2**/**Private Single Wide**/**Gravel**		
Waterfront:	**No**	WF Exposure:	
Leased Land Fee:			

Public Remarks: **Cute and cozy 3-bedroom, 1-bathroom home located on Ritchie Falls road. Only minutes to the sought after, best kept secret, the Ritchie Falls swimming hole. Five years ago, this home was stripped back to the studs and has been redone completely, including new plumbing, wiring, all flooring, bathroom, insulation, including spray foam in the crawl space. The rustic pine walls and ceiling, along with the wood stove give you that cabin in the woods feel. All the lighting has been upgraded to the LED bulbs for efficiency. This home is an ideal starter home to break into the market, or for those real estate investors out there... this would make a great rental!**

Directions: **County Road 1 to Ritchie Falls Road to 1124 and signs**

Interior Features

Interior Features:	**Main Floor Laundry**		
Basement:	**None**/**None**/	Fireplace:	
Heat Primary/Sec:	**Woodstove**/**Baseboard**		
HVAC:	**None**	Foundation:	**Concrete Block**
Under Contract/Rental Items:	**None**	Plumbing Age:	

Exterior Features

Add'l Monthly Fees:	Exposure:	Pool:	**None**
Exterior Finish:	**Wood**		
Restrictions:	**None**		
Services:	**Cell Service, Electricity, School Bus Route, Telephone**		
Topography:	**Clear View, Flat, Level**	Alternative Power:	
Roofing:	**Metal**	Yr Roof Surface Replaced:	
Water/Supply Type:	**Well**/**Drilled Well**	Sewage:	**Septic**
Other Structures:	**Shed**		
Site Influences	**Golf, Hospital, Library, Playground Nearby, Schools**		
Schools:	**ASES SBES JDHES HHSS**		

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer**

Exclusions: **All personal items**

Tax Information

Roll#:	**461604100092705**	Local Improve Fee/Comments /			
Pin#:	**393080269**	Zoning:	**see twp**	Taxes/Year:	**$694**/**2018**
Assessment $/Year:	**$96,000/2016**	Survey/Year:	**No**	Survey Type:	
Legal Description:	**PT LT 25 CON 13 SNOWDON PT 1 19R5168 TOWNSHIP OF MINDEN HILLS**				

Rooms

Room	Level	Dimensions	Features
Kitchen /Dining Room	M	**16'5"x8'2"**	
Living Room	M	**11'6"x17'9"**	
Foyer	M	**7'8"x9'2"**	
Bathroom	M	**8'x8'8"**	**4-Piece**
Bedroom	M	**8'x10'**	
Master Bedroom	M	**11'5"x13'1"**	
Bedroom	M	**7'7"x15'**	
Laundry Room	M	**7'8"x4'**	

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288
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