

	718129 1st Line Ehs		List: \$975,000 For: Sale
	Mulmur Ontario L9V0G6		
Mulmur Rural Mulmur Dufferin			
SPIS: N		Taxes: \$2,206.00 / 2018	DOM: 4
Detached Bungalow	Front On: E Acre: 25-49.99	Rms: 7 Bedrooms: 3 Washrooms: 1 1x4	
Lot: 29.16 x 0 Acres Irreg: 29.16 Acres More Or Less Dir/Cross St: 20 Sr & 1st Line Ehs			

MLS#: X4126765 Contract Date: 5/10/2018 Possession: 60 Days Tba PIN#: 341210065

Kitchens: 1	Exterior: Wood	Zoning: Nec
Fam Rm: N	Drive: Circular	Cable TV: N
Basement: Part Bsmt / Unfinished	Gar/Gar Spcs: Detached / 2.0	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 6	Gas: N
Heat: Forced Air / Oil	Tot Prk Spcs: 6	Phone: Y
A/C: None	UFFI: No	Water: Well
Central Vac: N	Pool: None	Water Supply: Drilled Well
Apx Age: 31-50	Energy Cert: N	Sewer: Septic
Apx Sqft: 1500-2000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS: N	Farm/Agr:
POTL:	Prop Feat: Clear View, Golf, Ravine, River/Stream, Skiing, Wooded/Treed	Waterfront: None
POTL Mo Fee:		Retirement: N
Elevator/Lift: N		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp: N		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.25	x 21.48	Combined W/Dining Stone Fireplace
2	Kitchen	Main	12.00	x 14.01	O/Looks Living O/Looks Dining
3	Master	Main	12.76	x 11.68	Nw View
4	2nd Br	Main	9.32	x 8.82	
5	3rd Br	Main	12.99	x 8.82	
6	Other	Main	16.56	x 12.99	
7	Laundry	Main	8.00	x 8.82	

Client Remks: Clear Panoramic View Over The Pine River Valley. Total Privacy. A Bird Lovers' Delight. Trails Through The Woods For Access To Nature At Its Best. Part Of The Black Bank Creek Valley On Property. Easy Drive To Devil's Glen, Mansfield & Mad River Golf.
Extras: An Oasis For The Birder, Hiker And A Family Who Wants To Bask In One Of Mulmur's Spectacular Pine River Valley Views.

Listing Contracted With: ROYAL LEPAGE RCR REALTY, BROKERAGE Ph: 519-925-2761