

<b>PHOTOGRAPHS TO FOLLOW</b>	<b>628208 15th Sdrd</b> <span style="float: right;"><b>List: \$498,500 For: Sale</b></span> <b>Mulmur Ontario L9V0T9</b> Mulmur Rural Mulmur Dufferin <b>SPIS: N</b> <b>Taxes: \$3,458.00 / 2018</b> <span style="float: right;"><b>DOM: 0</b></span>
	Detached <span style="float: right;"><b>Front On: S</b></span> <span style="float: right;"><b>Rms: 6</b></span> Bungalow <span style="float: right;"><b>Acre: .50-1.99</b></span> <span style="float: right;"><b>Bedrooms: 3</b></span> <span style="float: right;"><b>Washrooms: 2</b></span> <span style="float: right;"><b>1x2, 1x4</b></span>  <b>Lot: 181.99 x 200 Feet Irreg: 1 Acre More Or Less</b> <b>Dir/Cross St: Airport Rd &amp; 15 Sr</b>

<b>MLS#:</b> X4272610	<b>Contract Date:</b> 10/10/2018	<b>Possession:</b> 30 Days Or Tba	<b>PIN#:</b>
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Unfinished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 31-50 <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> None / 0.0 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 3.0 <b>UFFI:</b> No <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Golf, Hospital, Library, Place Of Worship, School Bus Route, Skiing	<b>Zoning:</b> Residential <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> Y <b>Water:</b> Well <b>Water Supply:</b> Dug Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>Oth Struct:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.89	x 9.58	
2	Living	Main	12.27	x 19.58	
3	Dining	Main	12.27	x 9.97	
4	Master	Main	11.97	x 11.97	
5	Bathroom	Main	7.58	x 5.58	2 Pc Ensuite
6	2nd Br	Main	10.99	x 10.99	
7	3rd Br	Main	12.89	x 8.99	
8	Bathroom	Main	7.58	x 5.97	4 Pc Bath

**Client Remks:** Steps From Entrance To Mansfield Ski Club This 3 Bdrm Home On A One Acre Lot Which Is Surrounded By Forest On 3 Sides. Lots Of Room To Play On The Acreage Or Create Your Own Amazing Home On The Tree-Ringed Property. Quick Access To Airport Road For The Commuter. One Owner Home Waiting For An Exciting Future.

**Extras:** House Being Sold As Is, With Hardwood Floors, West Facing, Covered Deck, And U.V. Purification System.. Original Owners Downsizing. A Rare Opportunity For A Skiing Family Or Metro Commuter.

**Listing Contracted With:** ROYAL LEPAGE RCR REALTY, BROKERAGE **Ph:** 800-360-5821