

## Property Member Full

490 HIGH Street, Burk's Falls, Ontario P0A 1C0

Listing

Member Full

**Active / Residential****Confidential for REALTORS® Only**

MLS® #: 40400903

List Price: **\$549,000.00**

New Listing

**Parry Sound/Burk's Falls/Burk's Falls  
Bungalow/House/Detached**

	Beds	Baths	Kitch
Lower		1	
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 AG Fin SqFt Range: **1001 to 1500**  
 AG Fin SqFt: **1,341/LBO provided**  
 BG Fin SqFt: **880**  
 DOM/CDOM: **0/0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,758.98/2022**

## Remarks/Directions

**Public:** This sprawling bungalow shows like a dream and will check all the boxes for your family's next home. Set on a beautiful corner double lot, this backyard is impressive with lovely rear deck with pergola and gently sloped treed yard. When you enter the home, you will be immediately impressed by the generous spaces, gorgeous hardwood floors, spacious kitchen and upgraded trim throughout the main floor. Three large bedrooms and five piece bath round out the main floor all complete with oversized new windows bringing outside sunshine into the home. The lower level is equally as fantastic with freshly finished shiplap, wet bar, family room, fourth bedroom or bonus room and 2 piece bath. Throughout this home is copious storage complemented by an oversized two car garage, municipal services and newer natural gas furnace. Prepare to be enthusiastic as this home will not let you down!

**REALTOR®:** Utilities: Water+Sewer: \$180/bi-monthly, Hydro: \$150/month, Natural Gas: \$105/month New Windows: 2020 Newer Appliances: 2020-2023 New flooring, trim and interior doors. Additional Roll: 49220000211300

Directions to Property: **Yonge Street to Simpson Street to High Street to SOP**

## Common Elements

Locker:

Balcony:

## Exterior

Exterior Feat:	<b>Deck(s), Recreational Area, Year Round Living</b>			Roof:	<b>Shingles</b>
Construct. Material:	<b>Vinyl Siding</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:		Foundation:	<b>Concrete Block</b>	Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	<b>//</b>			Rd Acc Fee:	
Property Access:	<b>Municipal Road, Paved Road</b>			Garage Spaces:	<b>2.0</b>
Garage & Parking:	<b>Attached Garage//Outside/Surface/Open//Gravel Driveway</b>			Services:	<b>Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup</b>
Parking Spaces:		Driveway Spaces:	<b>6.0</b>	Water Source:	<b>Municipal</b>
Water Source:	<b>Municipal</b>	Water Tmnt:		Lot Size Area/Units:	<b>/</b>
Lot Size Area/Units:	<b>/</b>	Acres Range:	<b>0.50-1.99</b>	Lot Front (Ft):	<b>132.00</b>
Lot Front (Ft):	<b>132.00</b>	Lot Depth (Ft):		Location:	<b>Urban</b>
Location:	<b>Urban</b>	Lot Irregularities:		Area Influences:	<b>Downtown, Rec./Community Centre, School Bus Route, Shopping Nearby</b>
Area Influences:	<b>Downtown, Rec./Community Centre, School Bus Route, Shopping Nearby</b>			Topography:	<b>Sloping</b>
Topography:	<b>Sloping</b>			Fronting On:	

## Interior

Interior Feat:	<b>None</b>	
Basement:	<b>Full Basement</b>	Basement Fin: <b>Fully Finished</b>
Laundry Feat:	<b>Laundry Room, Lower Level</b>	
Cooling:	<b>Central Air</b>	
Heating:	<b>Forced Air</b>	
Inclusions:	<b>Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings</b>	


## Property Information

Property Information

Common Elem Fee: **No**  
 Legal Desc: **LT 12 S/S HIGH ST, 13 S/S HIGH ST PL 29; BURK'S FALLS**  
 Zoning: **R1**  
 Assess Val/Year: **\$199,000/2023**  
 PIN: **521410143**  
 ROLL: **492200000211200**  
 Possession/Date: **30 - 59 Days/**




Local Improvements Fee:  
 Survey: **None/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5%**

Marketing

Showing Requirements: **Showing System**  
 Showings:   
 Showing Remarks: **Book through ShowingTime.**  
 Lockbox Type: **SentriLock**  
 Sign on Prop: **Yes**  
 Possession: **30 - 59 Days**

Locbox Loc/Serial#: **Garage Door/**

Brokerage Information

List Date: **05/03/2023** Expiration Date: **08/07/2023** Int Bearing Bkg Trust Account: **No**  
 Financing: SPIS: Contact After Expired: **No**  
 Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**  
 Assignment Of Listing: HST Applicable to Sale: **No**  
 Offer Remarks: **72 hour irrevocable on all offers. Please include Schedule B with all offers.**  
 Original List Price: **\$549,000.00**  
 List Brokerage: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**   
 List Salesperson: **Jessica Brown, Salesperson**   
 Email: **jessicabrown@vianet.ca**  
 List Brokerage 2: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**   
 List Salesperson 2: **Victoria Darling-Wadel, Salesperson**   
 Email: **vdarling@vianet.ca**

Brkge #: **705-789-4957**  
 Direct #: **705-571-0882**  
 L/SP Cell: **705-571-0882**  
 Phone: **705-789-4957**  
 Phone: **705-571-2852**  
 L/SP2 Cell: **705-571-2852**

**Confidential for REALTORS® Only**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Victoria Darling-Wadel, Salesperson  
 Date Prepared: 05/03/2023

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Photos

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