

Property Member Full (NEW)

335 LORNE Street, Gravenhurst, Ontario P1P 1C8

Muskoka / Gravenhurst / Gravenhurst
Residential / Freehold/None
Bungalow / House / Detached



Active
MLS®: 40317545
List Price: \$375,000.00
DOM/CDOM: 1 / 29



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				898
3	1	1	1	
3	1	1	1	898
Garage	Driveway	Total	AG Range:	501 to 1000
1.0	3.0	4	AG Source:	Other

Recent: 09/02/2022 : New Listing
Seller: DAWN ELIZABETH DAWSON & DAVID ALAN DAWSON
ARN/PIN: 440201001309500 / 481930005
Legal: PLAN 16 LOT 15 BLK N 0.27AC; TOWN OF GRAEVNHURST; DISTRICT OF MUSKOKA

Directions to Property: Bethune Dr To Winewood Ave To John Street To Wagner Street To Lorne St To #335. Sop
Cross Street:

Lot Front:	66.01 ft	Water Body:	--	Const Mats:	Brick
Lot Depth:	174.91 ft	Water Type:	--	Approx Age:	Unknown
Lot Shape:	--	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Concrete, Slab
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	None
Acres Range:	< 0.5	Water Src:	Municipal	Basement Fin:	--
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Metal/
Fronting On:	--	Well Testing:	--	Garage:	Attached Garage
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	R1	Pool:	--	Survey:	None/
UFFI:	--				

REALTOR Remarks: The sellers have experienced seasonal water penetration when certain weather conditions persisted, particularly during spring thaw. The affected areas were primarily the back corners of the house. New eaves trough and directing the downspouts away from the house have helped alleviate that issue to a high degree. Some investment into improved drainage and consulting an appropriate tradesperson would be recommended.

Showing Remarks: Book all showings through Broker Bay or TLBO.

Additional Property Information.

Driveway Parking: Private Drive Single Wide
Interior Features: None
Exterior Features: Deck(s), Storage Buildings
Area Influences: Beach, Trails

Inclusions / Exclusions / Additional.

Inclusions: Dryer, Refrigerator, Stove, Washer
Exclusions: --
Heating: Baseboard, Electric, Fireplace-Gas
Cooling: None

Listing Information.

List Date:	09/02/2022	Financing:		Original List Price:	\$375,000
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$1,992.00/2021
Deposit:	10000+	HST App to Sale:		Assessment:	139,000/2016
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:		IBTA:	Yes	Sign on Property:	Yes
Occupant Type:	Owner			Environ. Audit:	

Buyer Agency Compensation: 2.5% (Co-operating Broker Commission to be 1% of sale price if Buyer is shown property by Listing Brokerage)

Offer Remarks: Offers welcome anytime. All offers to include 48 hours irrevocable. Please attached Schedule B to all offers. Form 801 is appreciated. The property is sold with no representation from the seller as indicated on Schedule 'B'.

Showing Information.

Showing Req: Showing System, TLBO (List Brokerage)
Showing:
Lockbox Type: SentiLock
Lockbox Location: Front Door
Lockbox Pin:

Listing Agent & Brokerage Information.

List Brokerage: RE/MAX PROFESSIONALS NORTH, BROKERAGE, BRACEBRIDGE
List Salesperson: Richard Peter Donia, Salesperson
T: 705-645-5281
F: 705-645-7155
E: richarddonia@remax-muskoka.com

Public Remarks: Enjoy main floor and open concept living in this 3 bedroom, 1 bath home. Nicely situated in a quiet, and highly desirable locale, the views from your living room window are that of a gardeners oasis. The backyard boasts large trees and the mature cedars meld together to create wonderful privacy in the front. A short stroll down the road brings you to Ungerman Gateway Park which offers walking trails, a beach and stunning views over Muskoka Bay. This could be the ideal starter, downsize for those in their golden years, or investment. Here is the opportunity to get into a sought after neighbourhood you have been waiting for. Location, location, location!

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Darby Hiles, Broker

Date Prepared: 09/03/2022

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Welcome to 335 Lorne Street.
Gravenhurst, ON

Front deck



Spacious entryway

Open concept living and dining

Kitchen



2 year old stove

Dining area

Living room with large picture window



Abundance of natural light
throughout the main space

Laundry room with Garage entry

Primary Bedroom



Bedroom #2

Bedroom #3

4pc Bathroom



Large private back yard



Bonfires & Bonding



View from back of lot



Front garden oasis



Beautiful gardens adorn the walk ways.



Updated hydro panel



Your opportunity awaits



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