



## CLIENT VIEW



Virtual Tour

List Price Status	<b>\$949,900</b> <b>FOR SALE</b>	MLS # Type SubType	<b>SM260131</b> <b>Detached</b> <b>Residential</b>
Address City	<b>11 River DR</b> <b>Blind River</b>	<b>P0R 1B0</b>	
District Sub District Assessment \$ Annual Taxes \$	<b>East</b> <b>Blind River</b> <b>391,000.00</b> <b>\$8,376.00</b>	Zoning Lot Size Acreage Fronting On Land Type	<b>Residential on Water</b> <b>149.89 x IRR</b> <b>1.74</b> <b>North</b> <b>Deeded Land</b>
Possession Closing Date			

Public Remarks **Custom-Built in 2008, this stunning 4+1 bedroom waterfront home sits on the Blind River and showcases beautiful river views through wall-to-wall windows. The open-concept design features a generous kitchen with granite countertops. The main floor includes spacious living areas and a primary suite with ensuite, walk-in closet, and access to a wraparound composite deck. The finished basement offers an ideal family and entertaining space, plus a detached two-car garage with ample storage.**

Directions

Roll # **573800001816006**  
PIN **314120306**

Waterfront Y/N	<b>Yes</b>	Waterfront Name	<b>Blind River</b>
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>Yes</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	<b>2001-2500</b>	SPIS Y/N	
# Bdrms AG	<b>3</b>	# Bdrms BG	<b>1</b>
TTL	<b>4</b>		
# Full Baths	<b>3</b>	# Half Baths	<b>0</b>
TTL	<b>4</b>		
Age	<b>2008</b>	Age (Building)	<b>16-20</b>
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo			
Rental Equip	<b>Propane Tank (if Rental)</b>		
STYLE <b>Bungalow</b>		FEATURES INTERIOR <b>Air Exchanger, Built In Microwave, Built-in Dishwasher, Built-in Range Top, Central Air, Central Vacuum, Dining Room - Separate, Ensuite, Hardwood Floors, Hot Water on Demand, Main Floor Family Room, Main Floor Laundry, Rec Room, Wet Bar, UV System</b>	
SERVICES AVAILABLE <b>Garbage Pickup, High Speed Internet, Hydro, Natural Gas</b>		FEATURES EXTERIOR <b>Deck</b>	
WATER/WELL <b>Lake/River Intake</b>		HEATING TYPE <b>Fireplace, In Floor</b>	
SEWER/SEPTIC <b>Septic</b>		HEATING SOURCE <b>Geothermal, Propane Gas</b>	
SITE INFLUENCES <b>Recreational Trails, Scenic View, Waterfront Lot</b>		GARAGE TYPE/SIZE <b>2 Car, Detached</b>	
BASEMENT 1 <b>Full Basement</b>		DRIVEWAY SIZE <b>Other</b>	
EXTERIOR FINISH <b>Other</b>			

Chattel Included **Fridge, Stovetop, Oven, B/I Dishwasher, B/I microwave, Washer/Dryer, Hot Water on Demand, all Window Coverings, Upright**

Fixtures Excluded **Decorative mirrors, Speed Bag & Punching Bag in Garage, TV & Speakers in Basement Family Room**

LEVEL	ROOM	SIZE	FLOOR
MFLR	LIVRM	20.05 x 15.09	Tile
MFLR	GRTRM	27 x 13.07	Hardwood
MFLR	KITCH	13.01 x 18.02	Tile
MFLR	PBDRM	15.03 x 13.04	Hardwood
MFLR	EBTH1	---	
MFLR	BONUS	---	Mudroom
2LVL	BDRM2	13.0 x 10.10	Laminate
2LVL	BDRM3	11.02 x 12.11	Laminate

LEVEL	ROOM	SIZE	FLOORING
2LVL	BATH2	---	4-PC
BLVL	FAMRM	22.08 x 15.02	
BLVL	BONUS	15.03 x 11.10	Guest Room
BLVL	BDRM4	15.03 x 10.04	Tile
BLVL	GAMES	17.09 x 12.11	Tile

List Office **Oak Realty Ltd. - OFFC: 705-848-9000**

Selling Office

Sold Price

Firm Date

Compliments of: **Megan Admin\_Woods - OFFC: 705-848-9000**  
E-mail: **admin@oakrealty.ca**  
Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**

**BROKERAGE STAFF**