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## CLIENT VIEW



List Price	\$949,900	MLS #	SM260131
Status	FOR SALE	Type	Detached
SubType	Residential		
Address	11 River DR	Zoning	Residential on Water
City	Blind River	Lot Size	149.89 x IRR
District	East	Acreage	1.74
Sub District	Blind River	Fronting On	North
Assessment \$	391,000.00	Land Type	Deeded Land
Annual Taxes \$	\$8,376.00	2025	/
Possession			
Closing Date			

Virtual Tour

**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 Yes	Waterfront Name Blind River
Sign Y/N Yes Lockbox Y/N Yes	
Local Imprv No Imprv Cost \$	STYLE Bungalow
Survey Y/N Survey Date	SERVICES AVAILABLE Garbage PickUp, High Speed Internet, Hydro, Natural Gas
Approx SqFt 2001-2500 SPIS Y/N	WATER/WELL Lake/River Intake
# Bdrms AG 3 # Bdrms BG 1 TTL 4	SEWER/SEPTIC Septic
# Full Baths 3 # Half Baths 0 TTL 4	SITE INFLUENCES Recreational Trails, Scenic View, Waterfront Lot
Age 2008 Age (Building) 16-20	BASEMENT 1 Full Basement
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo	EXTERIOR FINISH Other
Rental Equip Propane Tank (if Rental)	FEATURES INTERIOR 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
	FEATURES EXTERIOR Deck
	HEATING TYPE Fireplace, In Floor
	HEATING SOURCE Geothermal, Propane Gas
	GARAGE TYPE/SIZE 2 Car, Detached
	DRIVEWAY SIZE Other

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 &amp; Punching Bag in Garage, TV &amp; 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

BROKERAGE STAFF

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