

# \$949,000 - 15 LANKIN Avenue

---

## Listing ID: 40454079

**\$949,000**

4 Bedrooms, 4 Bathrooms, 0.21 acres

Single Family

15 LANKIN Avenue, Bracebridge, Ontario,  
P1L1Y4

Energy efficient home with reduced costs to offset increase in mortgage costs! This Beautiful home which was completed in 2021 is located in the highly sought after Covered Bridge Subdivision in Bracebridge.

The main floor offers a bright, modern, grand kitchen with quartz countertops, tons of cupboard and counter space and a large island for friends and family to gather.

There is a formal dining room adjacent to the kitchen which is perfect for hosting family dinners or holiday gatherings. The spacious family room has lots of windows which allow natural light to radiate within the space. The ground level deck is easily accessible off the family room. Main floor laundry, den/reading area and a powder room complete the main level. The upper level offers three bedrooms and two oversized bathrooms with a unique design of shower tub combos and separate stand up showers. The lower level is bursting with potential with a large open concept rec room, 3 piece washroom and two additional bonus rooms which could be used as home gym, office or additional bedrooms. This is a premium oversized corner lot with bonus yard space which could be converted into a fire pit area or used as a great spot for children to safely play. Double Car Garage

# \$949,000 - 15 LANKIN Avenue

---

is oversized and can fit two large trucks or SUVs with ease. This home is Energy Efficient with no expense spared in terms of upgrades. The home offers LED lighting throughout, R60 Insulation in ceilings and ICF Foundation which help keep utility costs to a minimum. Gas approx \$935.00 for year. Hydro approx \$50.00 per month. Water/Sewer approx. \$70.00 bi-monthly (provided by Seller) (id:49587)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 25/09/2023 10:40:49 AM

Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling