

# 5 BERNARD Crescent, Sundridge, Ontario P0A 1Z0

Client Full  
**Active / Residential**

**5 BERNARD Cr Sundridge**

MLS® #: 40141896  
Price: **\$189,900**



## Parry Sound/Strong/Strong Bungalow/House

	Beds	Baths	Kitch
Main	4	1	1

Beds: **4 ( 4 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Total: **1,558/LBO provided**  
 SF Range: **1501 to 2000**  
 Abv Grade Fin SF: **1,558.00/LBO provided**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,350/2020**

Remarks/Directions

Public Rmks: **A great opportunity for first time home buyers and investors. This spacious 4 bedroom, 1 bathroom family home is situated on a beautiful corner lot on a quiet street in charming Strong Township, minutes to schools, libraries, and shopping! Enjoy quality time with your family in this bright and open living room. Spend the afternoon reading in the tranquil yard, while watching the kids play. Potential to finish the basement for extra living space. Completing this package is a desirable detached garage, and natural gas furnace. Additional area amenities include, splash pads, public beaches, walking trails, and incredible ATV trails.**

Directions: **Hwy 124 E turn right on Union St turn left onto Forest Lake Rd turn right onto Bernard**  
Common Elements

### Exterior

Construct. Material: <b>Hardboard, Vinyl Siding</b>	Foundation: <b>Concrete Block</b>	Roof: <b>Metal</b>
Shingles Replaced: /		Prop Attached: <b>Detached</b>
Year/Desc/Source: <b>//Other</b>		Apx Age: <b>Unknown</b>
Property Access: <b>Municipal Road, Year Round Road</b>		Rd Acc Fee: /
Garage & Parking: <b>Detached Garage, Private Drive Single Wide, Gravel Driveway</b>		Garage Spaces: <b>1.0</b>
Parking Spaces: <b>5</b>	Driveway Spaces: <b>4.0</b>	Sewer: <b>Septic</b>
Parking Level/Unit: /	Parking Assigned: /	
Services: <b>Cell Service, Electricity, High Speed Internet, Natural Gas</b>		
Water Source: <b>Drilled Well</b>	Water Tmnt: /	
Lot Size Area/Units: <b>/</b>	Acres Range: <b>0.50-1.99</b>	Acres Rent: /
Lot Front (Ft): <b>148.00</b>	Lot Depth (Ft): /	Lot Shape: /
Location: <b>Rural</b>	Lot Irregularities: /	Land Lse Fee: /
Area Influences: <b>Quiet Area, School Bus Route, Schools</b>		Fronting On: <b>North</b>
Topography: <b>Flat, Level, Wooded/Treed</b>		

### Interior

Interior Feat: <b>None</b>	Basement Fin: <b>Unfinished</b>	Contract Cost/Mo: /
Basement: <b>Full Basement</b>		
Laundry Feat: <b>In Bathroom, Main Level</b>		
Cooling: <b>None</b>		
Heating: <b>Forced Air, Gas, Unit Heater</b>		
Under Contract: <b>HWT-Gas</b>		
Inclusions: <b>None</b>		

### Property Information

Common Elem Fee: <b>No</b>	Local Improvements Fee: <b>EXCEPT PT 1 42R3385; STRONG</b>
Legal Desc: <b>PCL 6772 SEC SS; PT LT 27 CON 10 STRONG AS IN LT33727</b>	Survey: <b>None/</b>
Zoning: <b>RR</b>	Hold Over Days: /
Assess Val/Year: <b>\$127,000/2016</b>	Occupant Type: <b>Owner</b>
PIN: <b>520680046</b>	Deposit: <b>Flexible</b>
ROLL: <b>494601002708800</b>	
Possession/Date: <b>Flexible/</b>	

### Brokerage Information

List Date: **07/15/2021**

List Brokerage: [COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE - M93](#)

Source Board: [The Lakelands](#)

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\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

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