

\$995,000 - 118 KIMBERLEY Avenue

Listing ID: 40360769

\$995,000

, 0.17 acres

Office

118 KIMBERLEY Avenue, Bracebridge,
Ontario, P1L1Z8

Welcome to 118 Kimberley Avenue! This beautifully renovated Century home is the perfect balance of historic architecture and modern updates and is centrally located in the heart of Bracebridge behind Memorial Park on the main street. Walking distance to all the amenities of Bracebridge, including the Bracebridge Bay Park by the Falls on the Muskoka River with beach, docking, trails and more. A welcoming entrance from either the front or back of this charming brick home takes you into the main floor Commercial Suite which has a multi-year lease contract with a well established National Hearing Centre that is open 5 days a week. The gorgeous 2 bedroom / 2 bathroom Residential Suite has its own entrance off the front foyer and has been beautifully renovated and is separately metered. Comprising 2 stories, the 2nd floor boasts curved walls, high ceilings, open concept layout with the historic fireplace melding beautifully with the renovated contemporary kitchen opens up onto its own private balcony. There is one spacious bedroom on the 2nd floor along with stackable laundry and the large Master bedroom is located on the 3rd floor or perhaps you would prefer to use this expansive space for additional living space

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as an office or family room. This property has been meticulously and lovingly renovated and maintained with updated windows, roofing, insulation, furnace/AC, electrical, soffits & eaves etc. Great curb appeal with the fabulous perennial gardens and inviting landscaping make it a standout property on this lovely street. Don't miss out on this wonderful mixed-investment opportunity with ample parking that gives you both commercial & residential units in the historic Uptown core of Bracebridge!
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