

1 EAST ELLIOTT Street, Huntsville, Ontario P1H 1W8

MLS® #: 40449679
 List Price: **\$599,000.00**
New Listing



Muskoka/Huntsville/Huntsville 2 Storey/House/Detached

| | Bed | Bath | Kitch |
|--------|-----|------|-------|
| Main | 1 | 1 | 1 |
| Second | 3 | 1 | |

Bed (AG+BG): **4 (4 + 0)**
 Bath (F+H): **2 (2 + 0)**
 AG Fin SqFt Range: **1001 to 1500**
 AG Fin SqFt: **1,270/Other**
 Tot Unfin SF: **822**

Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,728.22/2022**
 Lot Size: **0.200/Acres**

Seller: BRYCE RONALD GILLES VOYER
ARN/PIN: 444201001707100 / 480930215
Legal: LT 7 S/S ELLIOTT ST PL 14 HUNTSVILLE; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: **In the heart of downtown Huntsville, but nestled on a quiet street, you will find this gem of a home that is sure to impress. An impressive in-town treed lot with privacy and room to enjoy is the backdrop to a beautifully renovated and move-in ready home. Offering four bedrooms with two baths, spacious kitchen, gleaming floors, cute covered front porch and functional rear entry, it truly ticks all the boxes. Three bedrooms on one floor including a bright and oversized primary with direct access to the shared bedroom and large closet with the fourth bedroom on the main floor that could be utilized as an office or flex space, the options are there. The unfinished basement offers tons of storage, a workbench and convenient laundry and the incredible rear shed has space for all the overflow. Amazing curb appeal makes this home a pleasure to show start to finish.**

Directions to Property: **Main Street E to Wilmott Street to East Elliott to SOP**

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped, Recreational Area, Year Round Living**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: Foundation: **Poured Concrete** Roof: **Shingles**
 Year/Desc/Source: // Prop Attached: **Detached**
 Property Access: **Municipal Road** Apx Age: **Unknown**
 Other Structures: **Shed** Rd Acc Fee:
 Garage & Parking: **Outside/Surface/Open//Gravel Driveway** Winterized:
 Parking Spaces: Driveway Spaces: **8.0** Garage Spaces:
 Services: **Cell Service, Fibre Optics, Garbage/Sanitary Collection, Recycling Pickup, Street Lights**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **0.200/Acres** Acres Range: **< 0.5**
 Lot Front (Ft): **66.00** Lot Depth (Ft):
 Location: **Urban** Lot Irregularities:
 Area Influences: **Beach, Downtown, Highway Access, Library, Playground Nearby, Public Transit, Rec./Community Centre, Schools, Shopping Nearby, Trails**
 View: **Trees/Woods** Retire Com:
 Topography: **Level, Wooded/Treed** Fronting On:

Interior

Interior Feat: **None**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Laundry Feat: **In Basement**
 Cooling: **None**
 Heating: **Forced Air**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
 Exclusions: **2x bathroom mirrors**
 Furnace Age: **2019** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 7 S/S ELLIOTT ST PL 14 HUNTSVILLE; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **Urban Residential - Med** Survey: **None/**
 Assess Val/Year: **\$218,000/2023** Hold Over Days:
 PIN: **480930215** Occupant Type: **Owner**
 ROLL: **444201001707100** Deposit: **5%**
 Possession/Date: **30 - 59 Days/**