

Property Member Full

16 YONGE Street S, Huntsville, Ontario P1H 1W7

Listing

Member Full

Active / Residential

Confidential for REALTORS® Only

MLS® #: 40385828

List Price: \$329,000.00

New Listing

Muskoka/Huntsville/Huntsville
1.5 Storey/House/Detached

	Beds	Baths	Kitch
Main	1	1	1
Second	1		

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **1 (1 + 0)**
 AG Fin SqFt Range: **1001 to 1500**
 AG Fin SqFt: **1,027/Owner**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,230.92/2022**

Remarks/Directions

Public: This cute in town home would make a great starter for the first time buyer or an investment property. Situated on a well-located in town lot 135 feet deep with level backyard and exterior outbuilding. One bedroom plus one bath with bonus loft space, you are walking distance to town and very close to Avery beach and the beautiful trans Canada walking trail. This home has been owned by the same family for over 26 years and is now ready for someone to come and put their stamp on it and complete some handiwork. Efficient natural gas heat and municipal services make for a low maintenance option.

REALTOR®: Taxes per Town of Huntsville mill rate.

Directions to Property: Main Street S to Yonge Street S to SOP

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat:	Deck(s), Recreational Area, Year Round Living		
Construct. Material:	Vinyl Siding	Foundation:	Concrete
Shingles Replaced:			Roof:
Year/Desc/Source:	//		Prop Attached:
Property Access:	Municipal Road		Apx Age:
Other Structures:	Shed		Rd Acc Fee:
Garage & Parking:	Outside/Surface/Open//Asphalt Driveway		Winterized:
Parking Spaces:		Driveway Spaces:	3.0
Services:	Cell Service, Garbage/Sanitary Collection, Recycling Pickup, Street Lights	Garage Spaces:	
Water Source:	Municipal	Water Tmnt:	
Lot Size Area/Units:	/	Acres Range:	< 0.5
Lot Front (Ft):	40.00	Lot Depth (Ft):	
Location:	Urban	Lot Irregularities:	
Area Influences:	Beach, Downtown, Highway Access, Park, Public Transit, Schools, Shopping Nearby		
View:	Downtown, Trees/Woods		
Topography:	Flat		

Interior

Interior Feat:	Ceiling Fans, Workshop	
Basement:	Full Basement	Basement Fin:
Laundry Feat:	Main Level	Unfinished
Cooling:	Central Air	
Heating:	Gas	
Inclusions:	Dryer, Refrigerator, Stove, Washer	

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PT LT 4 E/S YONGE ST PL 14 HUNTSVILLE AS IN DM297559; HUNTSVILLE ; THE DISTRICT MUNICIPALITY**

Zoning: **OF MUSKOKA R3**
 Assess Val/Year: **\$186,000/2023**
 PIN: **480930241**
 ROLL: **444201001707500**
 Possession/Date: **60 - 89 Days/**

Survey: **None/**
 Hold Over Days:
 Occupant Type: **Owner Plus Tenant**
 Deposit: **5%**

Marketing

Showing Requirements: **Showing System**

Showings:



Showing Remarks: **Book through ShowingTime. Seller to be onsite during showings.**

Lockbox Type: **None**

Locbox Loc/Serial#: **See Remarks /**

Sign on Prop: **Yes**

Possession: **60 - 89 Days**

Brokerage Information

List Date: **03/31/2023**

Financing:

Expiration Date: **07/03/2023** Int Bearing Bkg Trust Account: **No**

SPIS:

Contact After Expired: **No**

Buyer Agency Compensation Remarks: **2.5% + HST**

Special Agreement: **No**

Assignment Of Listing:

HST Applicable to Sale: **No**

Offer Remarks: **No offers can be registered prior to 6:00pm on Friday March 31, 2023. Further, a minimum of 72 hour irrevocable on all offers**

Original List Price: **\$329,000.00**

List Brokerage: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**

List Salesperson: **Victoria Darling-Wadel, Salesperson**

Email: **vdarling@vianet.ca**

List Brokerage 2: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**

List Salesperson 2: **Jessica Brown, Salesperson**

Email: **jessicabrown@vianet.ca**

Brkge #: **705-789-4957**

Direct #: **705-571-2852**

L/SP Cell: **705-571-2852**

Phone: **705-789-4957**

Phone: **705-571-0882**

L/SP2 Cell: **705-571-0882**

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Victoria Darling-Wadel, Salesperson

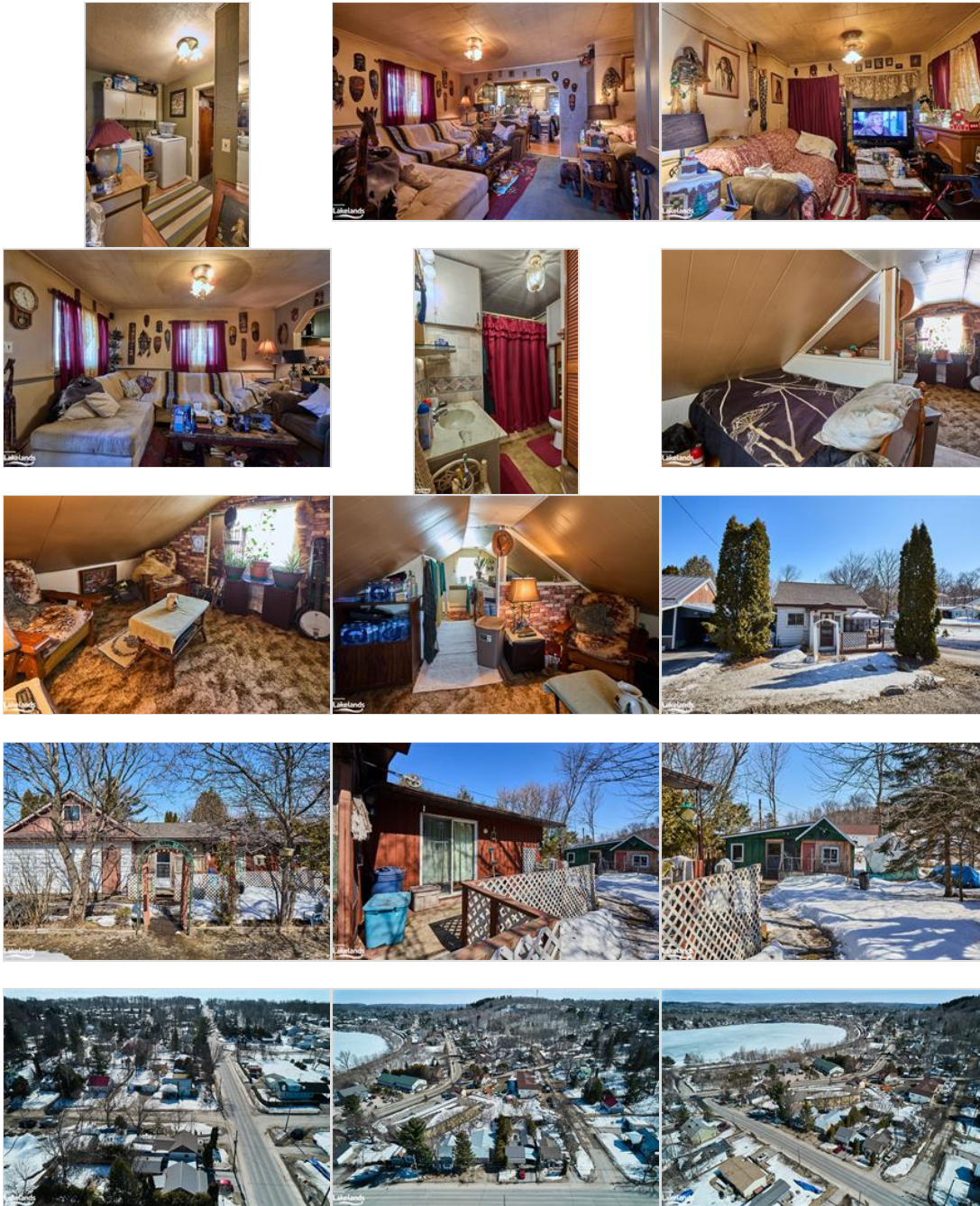
Date Prepared: 03/31/2023

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Photos

MLS® #: 40385828





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