245 GOLF COURSE Road, Huntsville, Ontario P1H 1N8

Listing

Member Full **Active / Residential**

MLS®#: 40520810 List Price: \$895,000.00

New Listing



Muskoka/Huntsville/Huntsville Bungalow/House/Detached

	Beds	Baths	Kitch
Lower	1	1	
Main	3	2	1

Beds (AG+BG): 4 (3 + 1)
Baths (F+H): 3 (3 + 0)
SqFt Fin Total: 3,220

AG Fin SqFt Range: **1501 to 2000**AG Fin SqFt: **1,652/LBO provide**BG Fin SqFt: **1,568/LBO provide**

Ownership Type: Freehold/None
Tax Amt/Yr: \$2,860.58/2022
Lot Size: 2.113/Acres

ARN/PIN: 444202001508030 / 480800643

Legal: PT LT 16 CON 4 CHAFFEY PT 3 35R20359; HUNTSVILLE; THE

DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions -

Public:

Introducing this country home nestled on a generous 2-acre lot in sought-after Huntsville. Upon entry, the home features an open-concept design, seamlessly blending the living, dining, and kitchen areas. This layout is enhanced by natural light from overhead solar tubes, creating a warm and welcoming space for entertaining guests or spending quality time with family. Whether relaxing in the inviting living room, preparing meals in the well-appointed kitchen with new quartz countertops, or sitting with loved ones in the dining area, the open-plan design ensures you'll always be part of the conversation and never miss a moment. Main floor laundry and mudroom entry is the perfect spot to unload all the extras from a day enjoying Muskoka without cluttering the open front foyer; an added perk is the spacious screened-in porch off the dining room, the perfect spot to unwind and bring the outdoor enjoyment to the interior. The finished lower level offers space with 9-foot ceilings showcasing a family room, full bath, fourth bedroom and bonus room with loads of storage. Outside, the property showcases perennial gardens, adding vibrant pops of colour and a touch of beauty to the landscape. The level treed lot creates a private setting, allowing you to escape the hustle and bustle of city life and immerse yourself in the peacefulness of nature. Embrace the beauty of rural living while still being conveniently located in downtown Huntsville and all the dining, culture, and recreation it offers. Minutes to the hospital, schools, grocery and hwy access, everything you need is at your fingertips, allowing more time to enjoy life. This exceptional country home also offers the convenience of an attached garage with workshop space, providing easy access and protection for your vehicle from the elements. This property has been meticulously maintained by one owner since construction, well-evidenced the moment you pull into the meandering driveway and start to explore.

REALTOR®: Approx Utilities for the year: Propane \$3410.00 / Hydro \$1250.00 Water Filtration System - 2018 Septic Pumped - Sept 2020 Basement Bathroom Sewage Pump replaced - 2020 New motor for HRV - 2020 Hot Water Tank Inspected - 2021 Appliances from 2018 or newer *except stove - 2013 225amp breaker service - 2018 double capacity water pressure/holding tank installed - 2018 Dog Watch Hidden Fence installed on the property

Directions to Property: Earls Road to Golf Course Road to SOP -or- Muskoka Road 3 N to Golf Course Road to SOP

Exterior

Exterior Feat: Deck(s), Landscaped, Recreational Area, Year Round Living

Construct. Material: Wood Roof: Shingles
Shingles Replaced: 2022 Foundation: ICF, Other Prop Attached: Detached
Year/Desc/Source: 2005//Other Apx Age: 16-30 Years

Property Access: Municipal Road Rd Acc Fee:

Garage & Parking: Attached Garage//Outside/Surface/Open//Gravel Driveway
Parking Spaces: 10 Driveway Spaces: 8.0 Garage Spaces: 2.0

Services: Garbage/Sanitary Collection, Recycling Pickup

Water Source: **Drilled Well** Water Tmnt: Sewer: **Septic**

Lot Size Area/Units: 2.113/Acres Acres Range: 2-4.99 Acres Rent: Lot Front (Ft): Lot Depth (Ft): Lot Shape:

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Location: Rural Lot Irregularities: Land Lse Fee: Golf, Highway Access, Hospital, School Bus Route, Shopping Nearby Area Influences: Trees/Woods

Retire Com: View: Wooded/Treed Fronting On: North Topography:

Interior -

Interior Feat: Solar Tube Basement: **Full Basement** Basement Fin: **Fully Finished**

Laundry Room, Main Level Laundry Feat:

Cooling: None

Forced Air-Propane Heating: Fireplace: /Family Room Under Contract: Propane Tank

Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer Inclusions:

Furnace Age: Tank Age: UFFI:

Deposit:

FP Stove Op:

Contract Cost/Mo:

5%

Brkge #:

Direct #:

L/SP Cell:

Phone:

Phone:

Information deemed reliable but not guaranteed. CoreLogic Matrix

705-789-4957

705-571-0882

705-571-0882

705-789-4957

705-571-2852

Common Elem Fee: No Local Improvements Fee:

PT LT 16 CON 4 CHAFFEY PT 3 35R20359; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA Legal Desc:

Zonina: UR Survey: Available, Boundary Only/ 2004

Property Information

\$311,000/2023 Hold Over Days: Assess Val/Year:

PIN: 480800643 Occupant Type: Owner ROII: 444202001508030

Possession/Date: Other/

Possession Rmks: 30-90 day closing

Marketing -

Showing Requirements: Showing System

Showings:

Book through ShowingTime. Please lock the deadbolt only. Do not let the cat out. Showing Remarks:

Lockbox Type: SentriLock Locbox Loc/Serial#:Front Door/

Sign on Prop: Yes Possession: Other

Brokerage Information

List Date: 12/08/2023 Expiration Date: 03/08/2024 Int Bearing Bkg Trust Account: No

Financing: SPIS: Contact After Expired: No Special Agreement: No Buyer Agency Compensation Remarks: 2.5% +HST

Assignment Of Listing: HST Applicable to Sale: No

72 hour irrevocable on all offers. Please include Schedule B with offer. Offer Remarks:

Original List Price: \$895,000.00

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

Jessica Brown, Salesperson List Salesperson: Email: jessicabrown@vianet.ca Coldwell Banker Thompson Real Estate, Brokerage, Huntsville

List Brokerage 2:

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Jessica Brown, Salesperson

Date Prepared: 12/11/2023 POWERED by itsorealestate.ca. All rights reserved.

Photos

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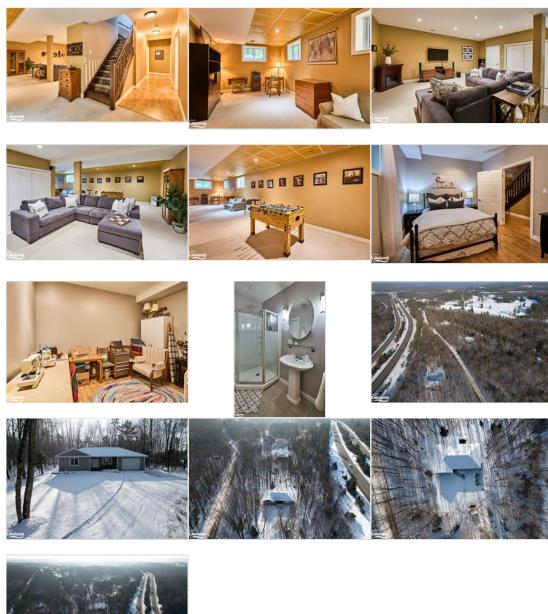








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