

Property Member Full

246 TOWNLINE Road W, Huntsville, Ontario P1H 1S7

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS®#: 40350686
List Price: **\$649,000**
New Listing



**Muskoka/Huntsville/Chaffey
Bungalow/House/Detached**

	Bed	Bath	Kitch
Lower	2	1	1
Main	2	1	1

Bed (AG+BG): **4 (2 + 2)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,295**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,176/Plans**
 BG Fin SF: **1,119/Plans**
 DOM/CDOM: **5/5**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,370.36/2022**
 Lot Size: **0.309/Acres**

Remarks/Directions

Public: **Wonderful opportunity to own a single family home with apartment, that has been meticulously maintained and cared for and shows beautifully. Well-located in the heart of downtown Huntsville, this property is walking distance to all amenities including the Summit Centre, schools, parks and restaurants. Two bedrooms up with an open-concept main room filled with bright windows and hardwood floors, laundry, oversized full bath and access to the rear deck, this level is easily accessed. The lower level unit has a further two bedrooms, full bath, laundry and kitchen and living space all with oversized windows for a bright interior complete with a walkout to the treed backyard. Fully separately metered and built as a legal apartment, this property has a vacant main floor ready for your occupancy and a lower level tenant that would love to stay and continue renting, a great benefit to assist in carrying costs. The home could be easily converted back to a four bedroom single family home if desired creating different options for a buyer. Fully town serviced with natural gas, this home is well-built and will offer low maintenance living for years to come.**

Directions to Property: Brunel Road to Townline Road to SOP

Common Elements

Locker: **Balcony:**

Exterior

Exterior Feat: **Deck(s), Recreational Area, Year Round Living**
Construct. Material: **Vinyl Siding**
Shingles Replaced: **Foundation: ICF**
Year/Desc/Source: **2011//Estimated**
Property Access: **Municipal Road**
Garage & Parking: **Outside/Surface/Open//Gravel Driveway**
Parking Spaces: **8** **Driveway Spaces: 8.0**
Services: **Cell Service, Garbage/Sanitary Collection, Recycling Pickup**
Water Source: **Municipal** **Water Tmnt:**
Lot Size Area/Units: **0.309/Acres** **Acres Range: < 0.5**
Lot Front (Ft): **57.86** **Lot Depth (Ft):**
Location: **Rural** **Lot Irregularities:**
Area Influences: **Ample Parking, Downtown, Highway Access, Public Transit, Rec./Community Centre, School Bus Route, Shopping Nearby**
View: **Trees/Woods** **Retire Com:**

Roof: **Shingles**
Prop Attached: **Detached**
Apx Age: **6-15 Years**
Rd Acc Fee:
Garage Spaces:
Sewer: **Sewer (Municipal)**
Acres Rent:
Lot Shape: **Rectangular**
Land Lse Fee:

Interior


Interior Feat: **In-law Capability, In-Law Suite**
Basement: **Full Basement** **Basement Fin: Fully Finished**
Basement Feat: **Separate Entrance, Walk-Out**
Laundry Feat: **Laundry Closet, Main Level**
Cooling: **Central Air**
Heating: **Baseboard, Forced Air**
Inclusions: **Dishwasher, Microwave, Refrigerator, Stove**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 12 CON 1 CHAFFEY PT 1 35R21522; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **R2**
 Assess Val/Year: **\$281,000/2022**
 PIN: **480920144**
 ROLL: **444202000403703**
 Possession/Date: **30 - 59 Days/**

Local Improvements Fee:
 Survey: **Boundary Only/**
 Hold Over Days:
 Occupant Type: **Tenant**
 Deposit: **10%**

Marketing

Showing Requirements: **Showing System**
 Showings: 
 Showing Remarks: **24 hours notice as there is a tenant in the lower level. Book through Showing Time.**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**
 Sign on Prop: **Yes**
 Possession: **30 - 59 Days**

Brokerage Information

List Date: **12/02/2022** Expiration Date: **03/02/2023** Int Bearing Bkg Trust Account: **No**
 Financing: 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: **48 hour irrevocable on all offers.**
 Original List Price: **\$649,000.00**
 List Brokerage: **COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE** Brkge #: **705-789-4957**
 List Salesperson: **Jessica Brown, Salesperson**  Direct #: **705-571-0882**
 Email: **jessicabrown@vianet.ca** L/SP Cell: **705-571-0882**
 List Brokerage 2: **COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE** Phone: **705-789-4957**
 List Salesperson 2: **Victoria Darling-Wadel, Salesperson**  Phone: **705-571-2852**
 Email: **vdarling@vianet.ca** L/SP2 Cell: **705-571-2852**

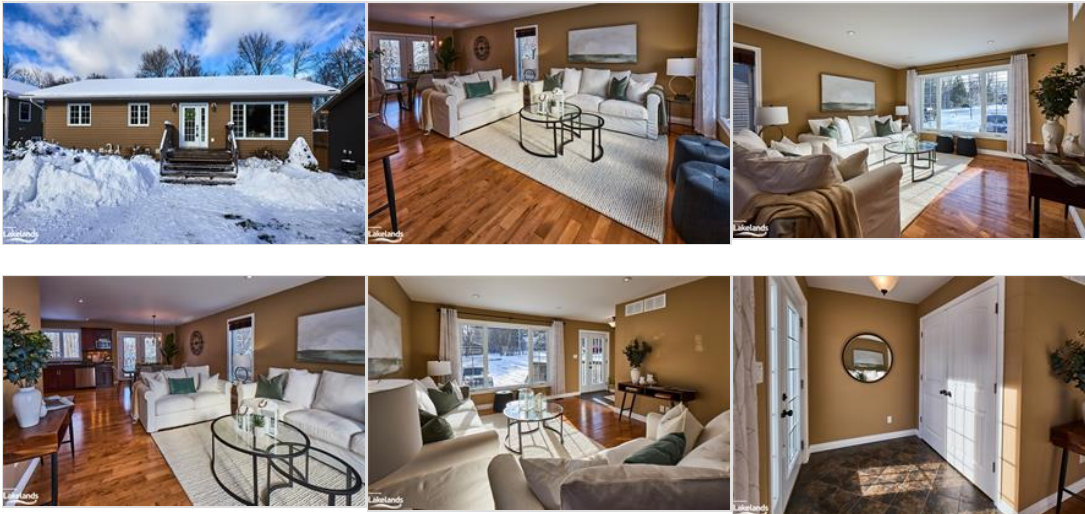
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Source Board: The Lakelands Association of REALTORS®
 Prepared By: Victoria Darling-Wadel, Salesperson
 Date Prepared: 12/07/2022

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Photos

MLS® #: 40350686





Lower Unit - Eat In Kitchen

Lower Unit - Entry

Lower Unit - Living Room



Lower Unit - Bedroom

Lower Unit - Office or Second Bedroom

Lower Unit - 4pc Bathroom



Lower Unit - Laundry





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