

Property Member Full

250 TOWN LINE Road W, Huntsville, Ontario P1H 1S7

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40310000
List Price: \$799,000



Muskoka/Huntsville/Chaffey
Bungalow/House/Detached

	Beds	Baths	Kitch
Lower		1	
Main	3	2	1

Beds (AG+BG): 3 (3 + 0)
 Baths (F+H): 3 (3 + 0)
 SF Fin Total: 2,769
 AG Fin SF Range: 1501 to 2000
 AG Fin SF: 1,563/LBO provided
 BG Fin SF: 1,206/LBO provided
 DOM/CDOM: 48/48
 Common Interest: Freehold/None
 Tax Amt/Yr: \$4,245.95/2022
 Lot Size: 0.321/Acres

Remarks/Directions

Public: This beautiful in-town home checks all the boxes and more with so much to offer. Lovely curb appeal welcomes you into a warm and bright living area with vaulted ceilings and wood accents, oversized kitchen with an abundance of cabinetry and open concept dining area. A cozy sunroom offers a quiet relaxation space with access to a rear deck overlooking the treed yard. Three bedrooms and two baths, main-floor laundry and ample storage space round out the rest of the main level. A lower level walkout basement is a massive bonus, currently being used as an in-law suite, there are tons of options here with high ceilings, kitchenette, another full bath and two bonus rooms. The lot here is the icing on the cake offering ample parking with driveway going all the way to the rear backing onto forested property giving privacy and making you feel like you're not right in town. A 26x30 insulated detached garage/shop with propane in-floor heat will please any handyman in the family and is something rarely found in an in-town setting. Municipal services, natural gas, high speed internet and generator hook-up are all enjoyed for a low-maintenance package of in-town living.

REALTOR®: Approx. yearly utility costs: Hydro \$2,000.00, Water & Sewer \$1,300.00, Garage heating (propane) \$936.17, House heating (natural gas) \$1,300.00.

Directions to Property: Brunel Road to Townline Road W to SOP

Common Elements

Locker: Balcony:

Auxiliary Buildings

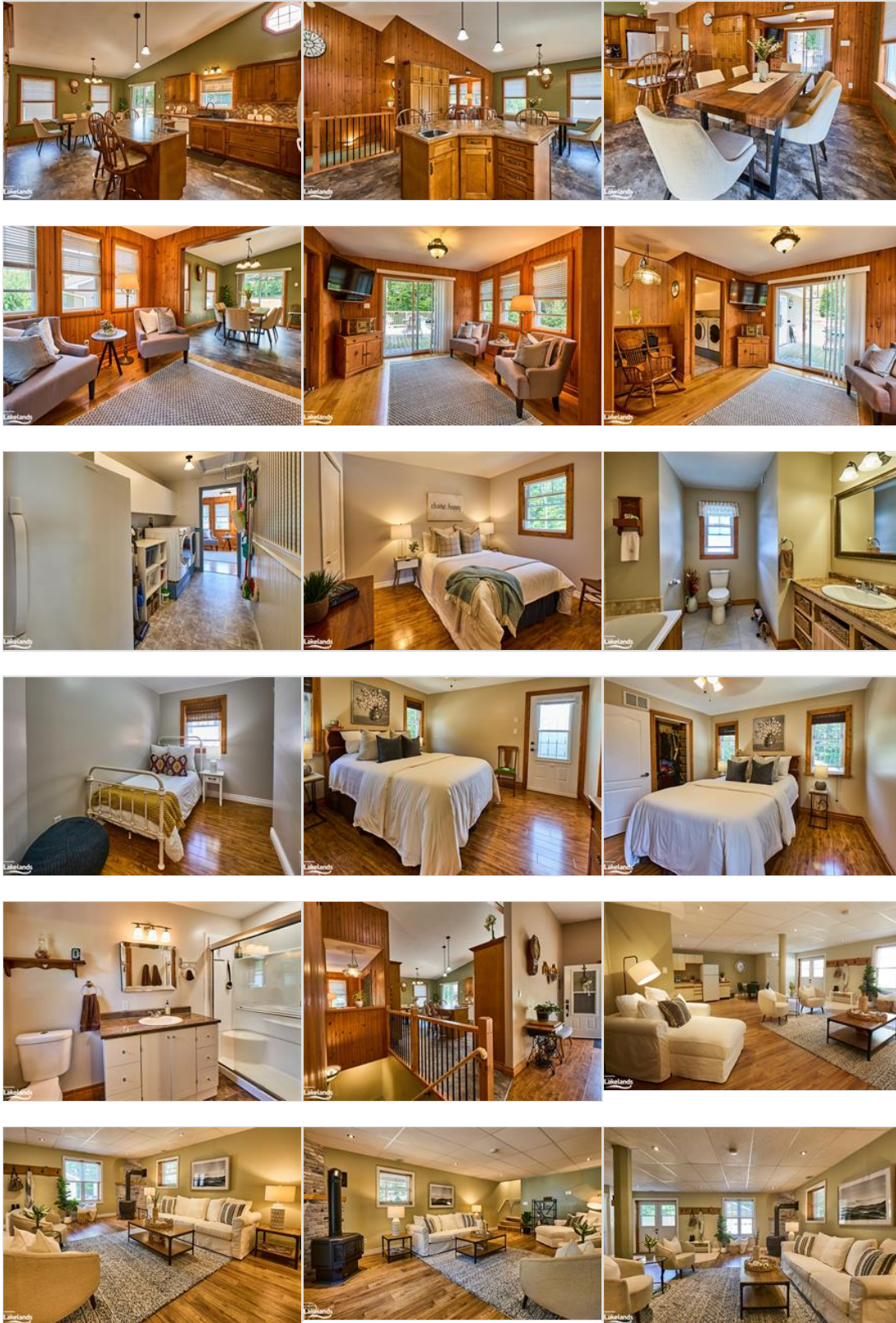
Building Type	Beds	Baths	# Kitchens	Winterized
Garage				Yes

Exterior

Exterior Feat: Awnings, Deck(s), Recreational Area, Year Round Living
 Construct. Material: Vinyl Siding
 Shingles Replaced: Foundation: ICF
 Year/Desc/Source: 2007//Owner
 Property Access: Municipal Road
 Other Structures: Shed
 Garage & Parking: Detached Garage//Outside/Surface/Open, RV / Truck Parking//Gravel Driveway
 Parking Spaces: 12 Driveway Spaces: 10.0
 Water Source: Municipal Water Tmnt:
 Lot Size Area/Units: 0.321/Acres Acres Range: < 0.5
 Lot Front (Ft): 60.60 Lot Depth (Ft): 231.00
 Location: Rural Lot Irregularities:
 Area Influences: Ample Parking, Downtown, Highway Access, Public Transit, Rec./Community Centre, School Bus Route, Shopping Nearby
 View: Trees/Woods
 Topography: Sloping
 Roof: Shingles
 Prop Attached: Detached
 Apx Age: 6-15 Years
 Rd Acc Fee:
 Winterized:
 Garage Spaces: 2.0
 Sewer: Sewer (Municipal)
 Acres Rent:
 Lot Shape: Rectangular
 Land Lse Fee:
 Retire Com:
 Fronting On:

Interior

Interior Feat: Ceiling Fans, In-law Capability, Workshop





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