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 | <u>48/48</u> |
| 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

| Locker: | | Commo | n Elements ——— Balcony: | | | |
|----------------------|----------------------------------------------------------------------------------|---------------------|----------------------------|-----------------------|---------------------|--|
| Building Type | Beds Baths | | y Buildings | | | |
| Garage | <u>Deus</u> <u>Datiis</u> | | es | | | |
| | | Ex | terior ——— | | | |
| Exterior Feat: | Awnings, Deck(s), Recr | eational Area, Yea | r Round Living | | | |
| Construct. Material: | Vinyl Siding | - | _ | Roof: | Shingles | |
| Shingles Replaced: | | Foundation: | ICF | Prop Attached: | Detached | |
| Year/Desc/Source: | 2007//Owner | | | Apx Age: | 6-15 Years | |
| Property Access: | Municipal Road | | | Rd Acc Fee: | | |
| Other Structures: | Shed | | | Winterized: | | |
| Garage & Parking: | king: Detached Garage//Outside/Surface/Open, RV / Truck Parking//Gravel Driveway | | | | | |
| Parking Spaces: | 12 | Driveway Spaces: | 10.0 | Garage Spaces: | 2.0 | |
| Water Source: | Municipal | Water Tmnt: | | Sewer: | Sewer (Municipal) | |
| Lot Size Area/Units: | 0.321/Acres | Acres Range: | < 0.5 | Acres Rent: | | |
| Lot Front (Ft): | 60.60 | Lot Depth (Ft): | 231.00 | Lot Shape: | Rectangular | |
| Location: | Rural | Lot Irregularities: | | Land Lse Fee: | | |
| Area Influences: | Ample Parking, Downto Shopping Nearby | wn, Highway Acce | ess, Public Transit, I | Rec./Community Centro | e, School Bus Route | |
| View: | Trees/Woods | | | Retire Com: | | |
| | Sloping | | | Fronting On: | | |

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

| Basement: Basement Feat: Laundry Feat: Cooling: | Walk- | asement Out ry Room, Main Level | Basement Fin: Fully Finish | ed | | | |
|----------------------------------------------------------|---------------|---------------------------------------|---------------------------------------|---------|-------------|-------------------------------------------|--------------|
| Heating: | | ace-Gas, Forced Air, P | ropane | | | | |
| Fireplace: Inclusions: | | Room | ve, Refrigerator, Stove, Was | har | FP St | ove Op: | |
| Exclusions: | | | brage room chest freezer and | | room free | ezer. | |
| | | | - | - | | | |
| | | | —— Property Informatic | | | | |
| Common Elem F | | - | | | al Improver | | |
| Legal Desc: Zoning: | R1 | OT 12 CON 1 CHAFFEY | PT 8 35R20567; HUNTSVILI | Surv | | Boundary O | |
| Assess Val/Year | | 5,000/2022 | | | l Over Days | | ·····¥/ |
| PIN: | 4809 | 920139 | | Occ | upant Type | : Owner | |
| ROLL: | | 202000403100 | | - | | =0/ | |
| Possession/Date | e: 60 - | 89 Days/ | | Dep | osit: | 5% | |
| | | | Marketing | | | | |
| Showing Require | ements | Showing System | · · · · · · · · · · · · · · · · · · · | | | | |
| Showings: | | 1 | | | | | |
| Showing Remar | ks: | Book through Showi | ngTime. | | | | |
| Lockbox Type: | | SentriLock | | Loc | box Loc/Se | rial#: Front Do | or/ |
| Sign on Prop: | | Yes | | | | | |
| Possession: | | 60 - 89 Days | | _ | | | |
| | | - / | —— Brokerage Informati | | | | |
| List Date: Financing: | C | 8/19/2022 | Expiration Date: 11/1 SPIS: | 19/2022 | | g Bkg Trust Acc ter Expired: No | |
| | `omnens | ation Remarks: 2.5% + | | | | reement: No | |
| Assignment Of L | | | | | | able to Sale: N | 0 |
| Offer Remarks: | | | all offers per Sellers Direction | on. | | | |
| Original List Pric | ce: \$ | 849,000.00 | | | | | |
| List Brokerage: | C IN | COLDWELL BANKER TH | <u>OMPSON REAL ESTATE, BRO</u> | KERAGE, | HUNTSVI | Brkge #: | 705-789-4957 |
| List Colospans | | 🌳 essica Brown, Salespe | | | | | 705-571-0882 |
| List Salespersor | | essica brown, salespe | | | | Direct #: | 705-571-0882 |

| List Salesperson: | <u>Jessica Brown, Salesperson 🙀</u> | Direct #: | 705-571-0882 |
|----------------------|--------------------------------------------------|------------------|--------------|
| Email: | j <u>essicabrown@vianet.ca</u> | L/SP Cell: | 705-571-0882 |
| List Brokerage 2: | COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, | HUNTSVILLEPhone: | 705-789-4957 |
| List Salesperson 2: | <u>Victoria Darling-Wadel, Salesperson 🙀</u> | Phone: | 705-571-2852 |
| Email: | vdarling@vianet.ca | L/SP2 Cell: | 705-571-2852 |
| Source Board: The La | akelands Association of REALTORS® | | |
| | | | |

Prepared By: Victoria Darling-Wadel, Salesperson POWERED by <u>itsorealestate.com</u>. All rights reserved.

Date Prepared: 10/06/2022 *Information deemed reliable but not guaranteed.* CoreLogic Matrix

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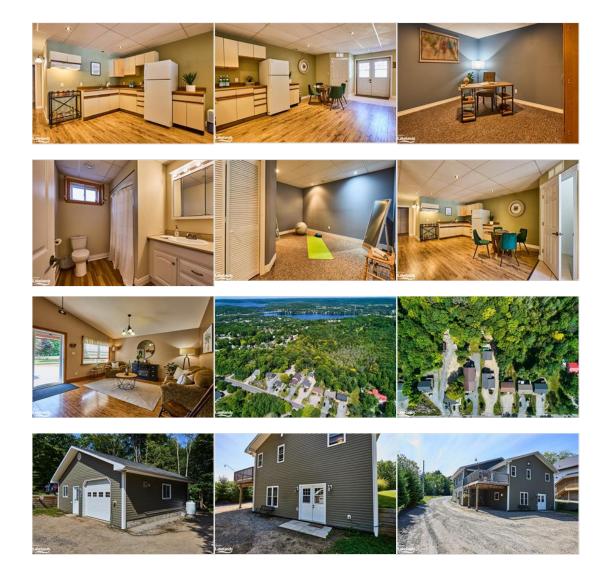












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