

2 NATURES Way, Huntsville, Ontario P1H 0B4

Listing

MLS®#: 40489459

List Price: **\$1,095,000.00**

New Listing



Muskoka/Huntsville/Huntsville Bungalow/House/Detached

	Beds	Baths	Kitch
Lower	2	2	
Main	2	2	1

Beds (AG+BG): **4 (2 + 2)**
 Baths (F+H): **4 (2 + 2)**
 AG Fin SqFt Range: **1501 to 2000**
 AG Fin SqFt: **1,594/Plans**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$5,889.15/2023**
 Lot Size: **1.220/Acres**

ARN/PIN: 444206001714514 / 480990692
Legal: PCL PLAN-1 SEC 35M699; LT 8 PL 35M699 HUNTSVILLE;
 HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: **Stunning landscapes and peaceful settings abound at this beautiful home nestled in the sought after community of Woodland Heights. Upon entry, you are greeted by stunning views out a wall of windows with soaring ceilings and timber frame accents in an open concept great room with gleaming hardwood floors ideal for entertaining. The main floor showcases two bedrooms with shared ensuite and private balcony, powder room and generous laundry room accessed from the double attached garage. The kitchen and dining area lead to a screened Muskoka room that overlooks a private pond and is truly a place to enjoy the natural landscapes and abundant gardens. The lower level is bright and welcoming walking out to an outdoor patio and boasting two more bedrooms each with ensuite, a family room with cozy gas fireplace and loads of storage area. Woodland heights has earned the rightful reputation of being a desired community for all ages with estate style lots for people who appreciate nature and wildlife, both of which are at your doorstep. A 145 acre nature sanctuary with trails is within short walking distance. Ten minutes from vibrant downtown Huntsville and all that it offers for dining, culture and recreation, the best of both worlds is found in this gorgeous enclave.**

Directions to Property: East Browns Road to Deerfoot Trail to Nature's Way to SOP or East Browns Road to North Portage Road to Deerfoot Trail to Nature's Way to SOP.

Common Elements

Exterior

Exterior Feat:	Deck(s), Landscaped, Private Pond, Recreational Area, Year Round Living		
Construct. Material:	Board & Batten, Stone	Foundation:	Concrete
Shingles Replaced:		Roof:	Shingles
Year/Desc/Source:	//	Prop Attached:	Detached
Property Access:	Municipal Road	Apx Age:	16-30 Years
Garage & Parking:	Attached Garage//Outside/Surface/Open//Gravel Driveway	Rd Acc Fee:	
Parking Spaces:	8	Driveway Spaces:	6.0
Services:	Cell Service, Garbage/Sanitary Collection, Recycling Pickup		
Water Source:	Drilled Well	Water Tmnt:	
Lot Size Area/Units:	1.220/Acres	Acres Range:	0.50-1.99
Lot Front (Ft):	191.52	Lot Depth (Ft):	
Location:	Rural	Lot Irregularities:	
Area Influences:	Corner Site, Golf, Highway Access, Lake/Pond, Quiet Area, School Bus Route, Skiing, Trails		
View:	Pond, Trees/Woods	Land Lse Fee:	
Topography:	Hillside, Wooded/Treed	Retire Com:	
		Fronting On:	East

Interior

Interior Feat:	Ceiling Fans, Central Vacuum, Propane Tank	
Basement:	Full Basement	Basement Fin: Fully Finished
Basement Feat:	Walk-Out	
Laundry Feat:	Laundry Room, Main Level	
Cooling:	Central Air	

Heating: **Fireplace-Propane, Forced Air-Propane**
 Fireplace: **/Family Room, Natural Gas**
 Under Contract: **Propane Tank**
 Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Window Coverings**


FP Stove Op:
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PCL PLAN-1 SEC 35M699; LT 8 PL 35M699 HUNTSVILLE; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **RR**
 Assess Val/Year: **\$491,000/2023**
 PIN: **480990692**
 ROLL: **444206001714514**
 Possession/Date: **30 - 59 Days/**



Local Improvements Fee:
 Survey: **Boundary Only/ 2003**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **5%**

Marketing

Showing Requirements: **Showing System**
 Showings: 
 Showing Remarks: **Book through ShowingTime.**
 Lockbox Type: **SentriLock**
 Possession: **30 - 59 Days**

Locbox Loc/Serial#: **Front Door/**

Brokerage Information

List Date: **09/22/2023**
 Financing:
 Buyer Agency Compensation Remarks: **2.5% + HST**
 Assignment Of Listing:
 Offer Remarks: **72 hour irrevocable on all offers. Please include Schedule B with offer.**
 Original List Price: **\$1,095,000.00**
 List Brokerage: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#) 
 List Salesperson: [Jessica Brown, Salesperson](#) 
 Email: jessicabrown@vianet.ca
 List Brokerage 2: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#) 
 List Salesperson 2: [Victoria Darling-Wadel, Salesperson](#) 
 Email: vdarling@vianet.ca

Expiration Date: **11/22/2023**
 SPIS:
 Int Bearing Bkg Trust Account: **No**
 Contact After Expired: **No**
 Special Agreement: **No**
 HST Applicable to Sale: **No**

Brkge #: **705-789-4957**
 Direct #: **705-571-0882**
 L/SP Cell: **705-571-0882**
 Phone: **705-789-4957**
 Phone: **705-571-2852**
 L/SP2 Cell: **705-571-2852**

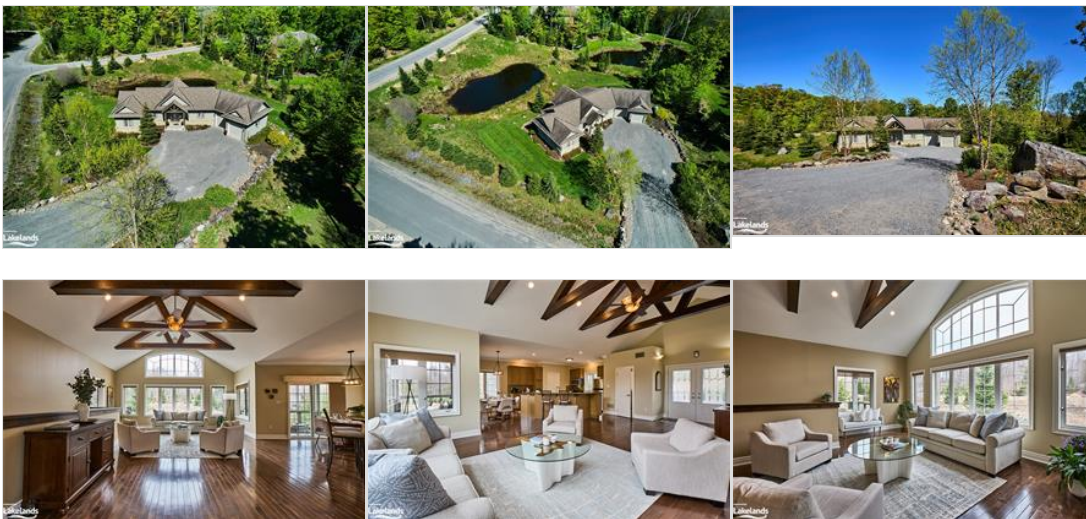
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Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jessica Brown, Salesperson
 Date Prepared: 09/22/2023

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Photos

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