

Property Member Full

346 HIGHVIEW Drive, Huntsville, Ontario P1H 1C1

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS®#: 40365793
List Price: \$599,000
New Listing



Muskoka/Huntsville/Huntsville
Bungalow/House/Detached

	Bed	Bath	Kitch
Lower	1	1	
Main	3	1	1

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,050**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,025/LBO provided**
 BG Fin SF: **1,025/LBO provided**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,194.94/2022**
 Lot Size: **0.340/Acres**

Remarks/Directions

Public: Tucked away on a quiet street on the outskirts of town rests this incredible family home. Lovingly enjoyed by the same family for over 40 years, there is a true feeling of comfort the moment you walk through the front door as everything has been meticulously maintained and cared for. Three bedrooms and a full bath on the main floor with updated kitchen and bright living room are offered and the lower level boasts an amazing walkout with tons of light, fourth bedroom and further full bath along with a great family room, laundry, office nook and ample closets. Gleaming hardwood floors and new windows create a cozy and comfortable feeling to the main floor and interior entry from the attached garage is a huge bonus. Municipal services and natural gas connection are great for piece of mind and convenience on this year round road. Perhaps one of the most special attributes of this property is the extra deep rear yard giving a country feel to this in-town property with endless options for outdoor enjoyment year-round. This is truly an amazing package being offered in the sought-after and wonderful community of Huntsville.

REALTOR®: Windows - 2018. Water has been turned off.

Directions to Property: Highway 60 to Fairyview Drive to Highview Drive to SOP

Common Elements

Locker: Balcony:

Exterior

Exterior Feat:	Patio(s), Recreational Area, Year Round Living	Roof:	Shingles
Construct. Material:	Board & Batten	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	51-99 Years
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	Municipal Road	Winterized:	
Other Structures:	Shed		
Pool Features:	None		
Garage & Parking:	Attached Garage//Outside/Surface/Open//Asphalt Driveway		
Parking Spaces:	5	Garage Spaces:	1.0
Services:	Cable, Cell Service, Garbage/Sanitary Collection, High Speed	Internet, Recycling Pickup, Telephone Sewer:	Sewer (Municipal)
Water Source:	Municipal	Water Tmnt:	
Lot Size Area/Units:	0.340/Acres	Acres Range:	< 0.5
Lot Front (Ft):	75.00	Lot Depth (Ft):	190.00
Location:	Urban	Lot Irregularities:	
Area Influences:	Highway Access, Hospital, School Bus Route, Schools		
View:	Trees/Woods	Retire Com:	
Topography:	Sloping	Fronting On:	

Interior

Interior Feat: **None**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Laundry Room, Lower Level**


Cooling: **Wall Unit, None**
 Heating: **Fireplace-Gas, Heat Pump, Radiant**
 Fireplace: **1/Family Room**
 Under Contract: **HWT-Electric**
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**

FP Stove Op:
 Contract Cost/Mo:

Property Information





Common Elem Fee: **No**
 Legal Desc: **PT LT 19 CON 2 CHAFFEY PT 9, 10 35R3114; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **RU2**
 Assess Val/Year: **\$183,000/2023**
 PIN: **480840604**
 ROLL: **444202001005700**
 Possession/Date: **60 - 89 Days/2023-04-30**
 Possession Rmks: **Preferred Apr. close**
 Local Improvements Fee:
 Survey: **Boundary Only/ 1973**
 Hold Over Days:
 Occupant Type: **Vacant**
 Deposit: **5%**

Marketing

Showing Requirements: **Go Direct**
 Showings: 
 Showing Remarks: **Vacant Go Direct.**
 Lockbox Type: **SentriLock**
 Sign on Prop: **Yes**
 Possession: **60 - 89 Days**

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

Brokerage Information

List Date: **01/26/2023**
 Financing:
 Buyer Agency Compensation Remarks: **2.5% + HST**
 Assignment Of Listing:
 Offer Remarks: **72 hour irrevocable on all offers.**
 Original List Price: **\$599,000.00**
 List Brokerage: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#) 
 List Salesperson: [Victoria Darling-Wadel, Salesperson](#) 
 Email: vdarling@vianet.ca
 List Brokerage 2: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#) 
 List Salesperson 2: [Jessica Brown, Salesperson](#) 
 Email: jessicabrown@vianet.ca
 Expiration Date: **04/26/2023**
 SPIS:
 Int Bearing Bkg Trust Account: **No**
 Contact After Expired: **No**
 Special Agreement: **No**
 HST Applicable to Sale: **No**
 Brkge #: **705-789-4957**
 Direct #: **705-571-2852**
 L/SP Cell: **705-571-2852**
 Phone: **705-789-4957**
 Phone: **705-571-0882**
 L/SP2 Cell: **705-571-0882**

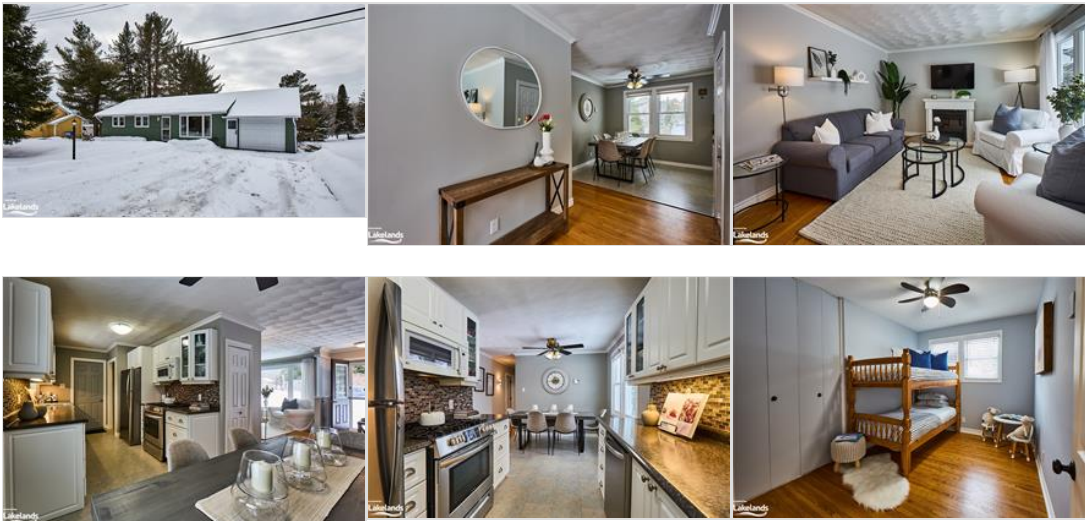
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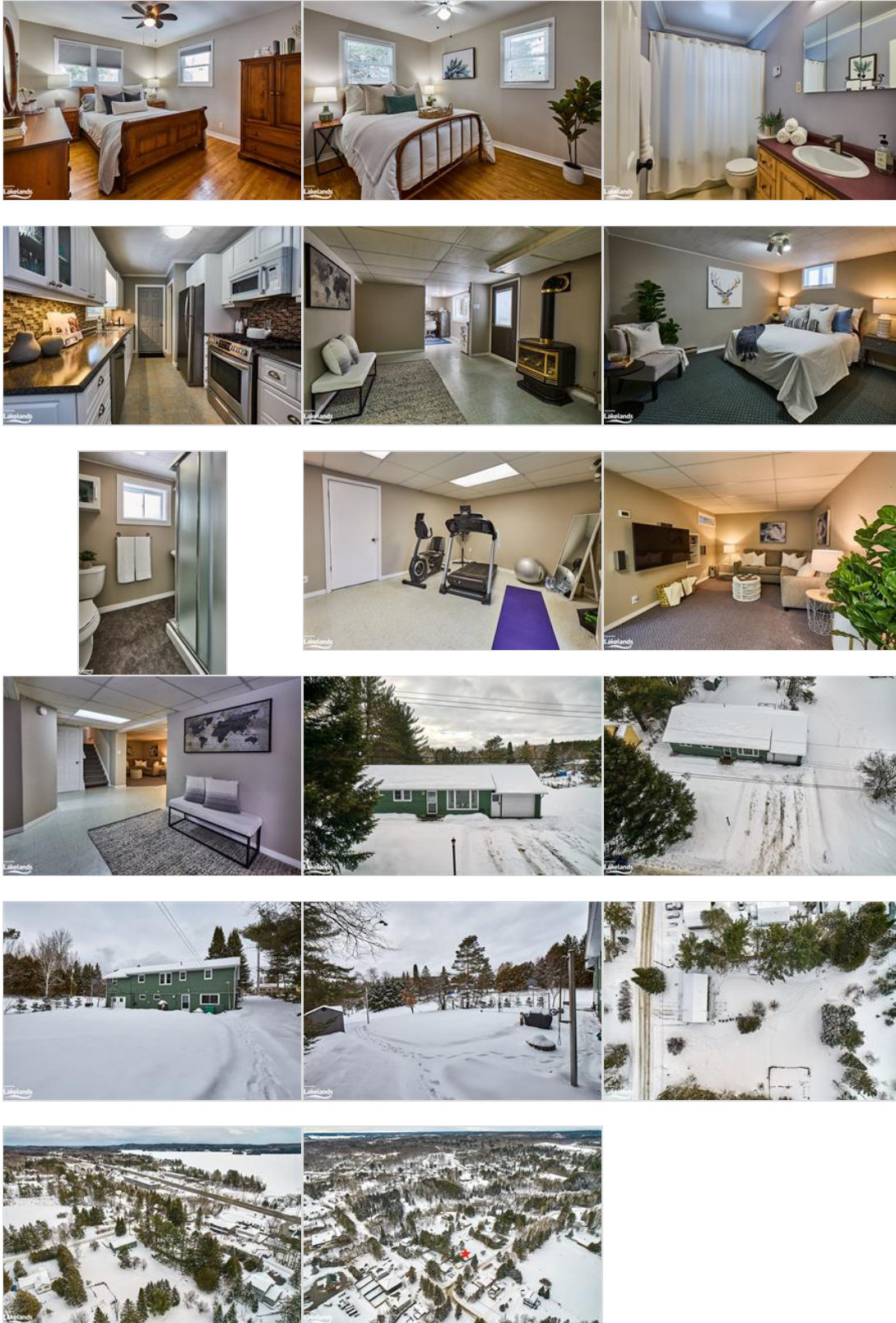
Source Board: The Lakelands Association of REALTORS®
 Prepared By: Victoria Darling-Wadel, Salesperson
 Date Prepared: 01/26/2023

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Photos

MLS® #: 40365793





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