

43 SOUTHDALE Drive, Huntsville, Ontario P1H 1P7

Listing

Member Full
Active / Residential

MLS® #: 40486682
 List Price: **\$649,000.00**



Muskoka/Huntsville/Huntsville Bungalow/House/Detached

	Beds	Baths	Kitch
Lower		1	
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SqFt Fin Total: **2,238**
 AG Fin SqFt Range: **1001 to 1500**
 AG Fin SqFt: **1,200/Plans**
 BG Fin SqFt: **1,038/LBO provide**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$3,266.36/2023**

ARN/PIN: 444202000403009 / 480930410
Legal: PCL 92-1 SEC M528; LT 92 PL M528 HUNTSVILLE; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: **Lovely well-kept family home situated in a popular Huntsville neighbourhood that is awaiting the new owner to come and enjoy. The layout is well-suited for many buyers with three bedrooms and two baths on the main floor including a primary suite with walk-in closet. Open-concept living with bright windows and walkout to the rear deck is highlighted by gleaming hardwood floors and a convenient island anchoring the space and providing ample storage. The lower level is an incredible bonus with massive family room with pine accents, third full bath and laundry facilities offering a flex space for a multitude of uses and enjoyment. Located in the heart of Huntsville, which is a sought-after community for families and retirees alike with the promise of small-town living with growing amenities offered to suit any lifestyle. Low-maintenance with municipal services, efficient natural gas heat and an oversized garage with covered entry to the home, all that's left to do is move in to this sweet in-town home. Walking distance to Avery Beach and the gorgeous Hunter's Bay trail flanking beautiful Lake Vernon or in the other direction, the Summit Centre and soccer fields to keep the whole family inspired.**

REALTOR®: **Taxes calculated per the 2023 Town of Huntsville mill rate**

Directions to Property: **Yonge Street S to George Street to Southdale Drive**

Exterior

Exterior Feat:	Deck(s), Landscaped, Recreational Area, Year Round Living	Roof:	Shingles
Construct. Material:	Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	16-30 Years
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	Municipal Road, Year Round Road	Garage Spaces:	2.0
Garage & Parking:	Attached Garage//Outside/Surface/Open//Asphalt Driveway	Sewer:	Sewer (Municipal)
Parking Spaces:	6	Acres Rent:	
Water Source:	Municipal	Lot Shape:	Irregular
Lot Size Area/Units:	/	Land Lse Fee:	
Lot Front (Ft):	84.79	Fronting On:	East
Location:	Rural		
Area Influences:	Downtown, Rec./Community Centre, School Bus Route, Schools		
Topography:			

Interior


Interior Feat:	Ceiling Fans	Basement Fin:	Fully Finished
Basement:	Full Basement		
Laundry Feat:	Laundry Room, Lower Level		
Cooling:	Central Air		
Heating:	Forced Air		
Inclusions:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer		

Property Information

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 92-1 SEC M528; LT 92 PL M528 HUNTSVILLE; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **Urban Residential - Low** Survey: **None/**
 Assess Val/Year: **\$261,000/2023** Hold Over Days:
 PIN: **480930410** Occupant Type: **Vacant**
 ROLL: **444202000403009**
 Possession/Date: **30 - 59 Days/** Deposit: **5%**

Marketing

Showing Requirements: **Showing System, Go Direct**
 Showings: 
 Showing Remarks: **Book through ShowingTime.**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**
 Sign on Prop: **Yes**
 Possession: **30 - 59 Days**

Brokerage Information

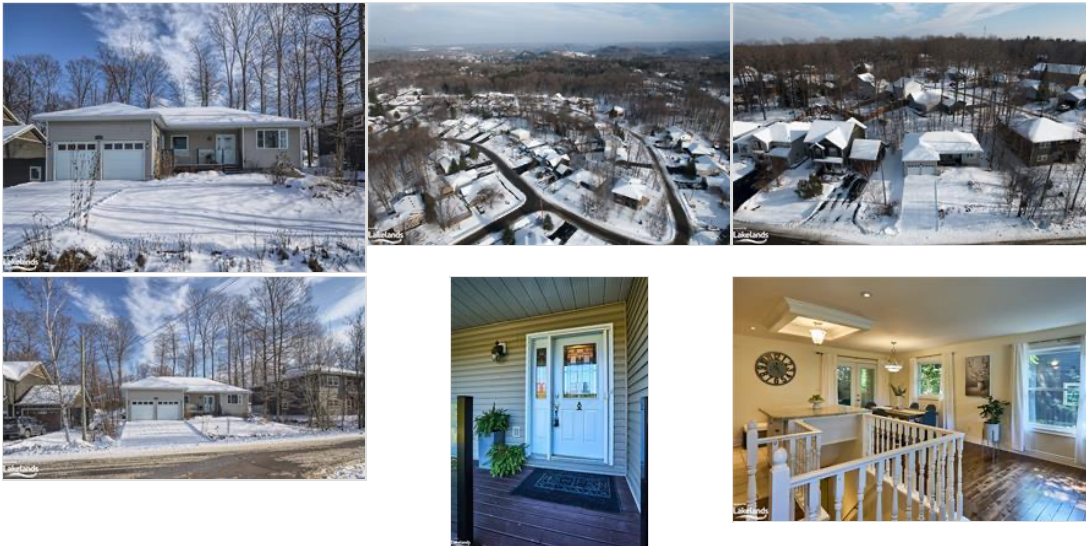
List Date: **09/24/2023** Expiration Date: **12/22/2023** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **No**
 Offer Remarks: **Please include Schedule B with any offer.**
 Original List Price: **\$679,000.00**
 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
 Brkge #: **705-789-4957**
 Direct #: **705-571-0882**
 L/SP Cell: **705-571-0882**
 Phone: **705-789-4957**
 L/SP2 Cell: **705-571-2852**

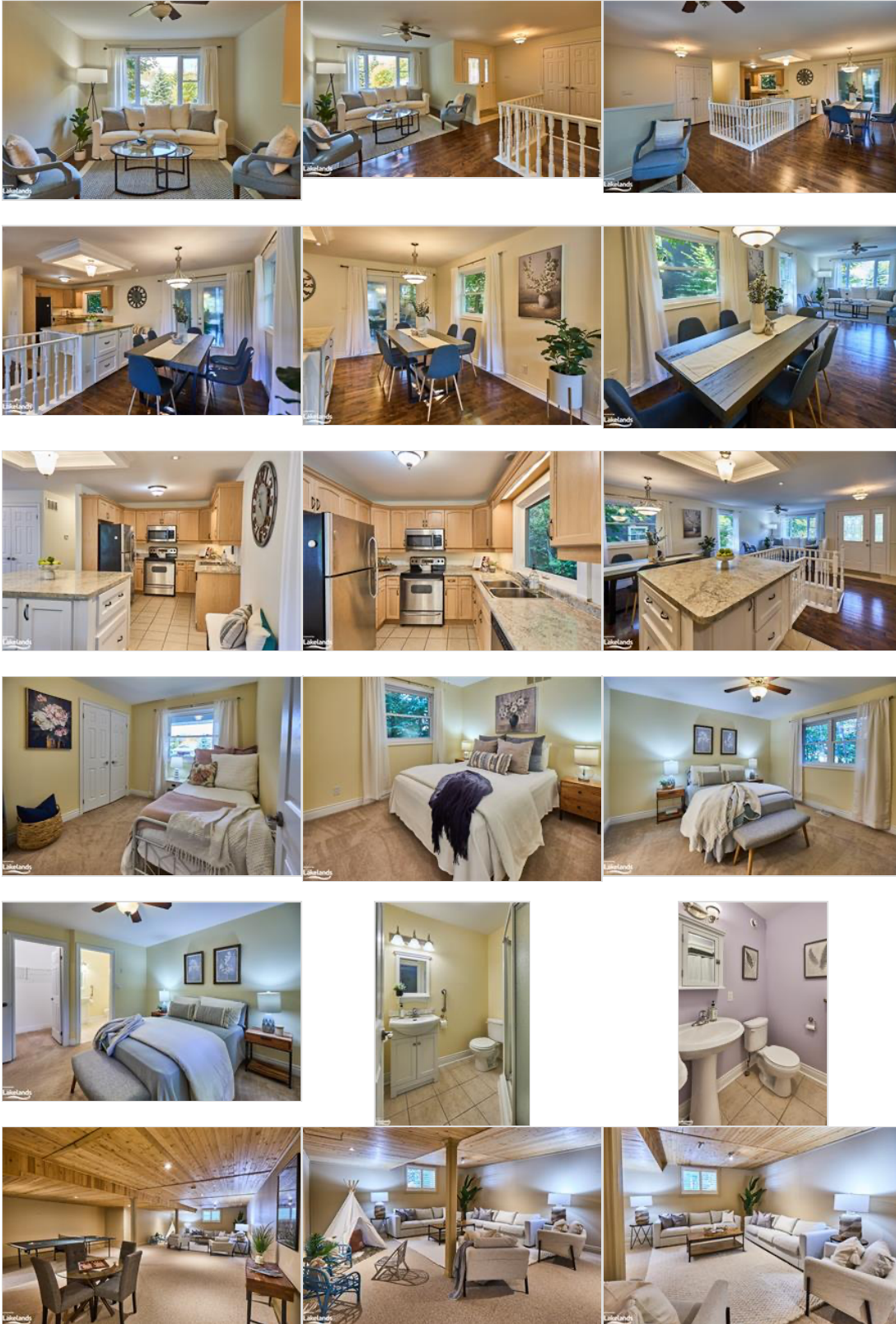
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 Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jessica Brown, Salesperson
 Date Prepared: 12/11/2023

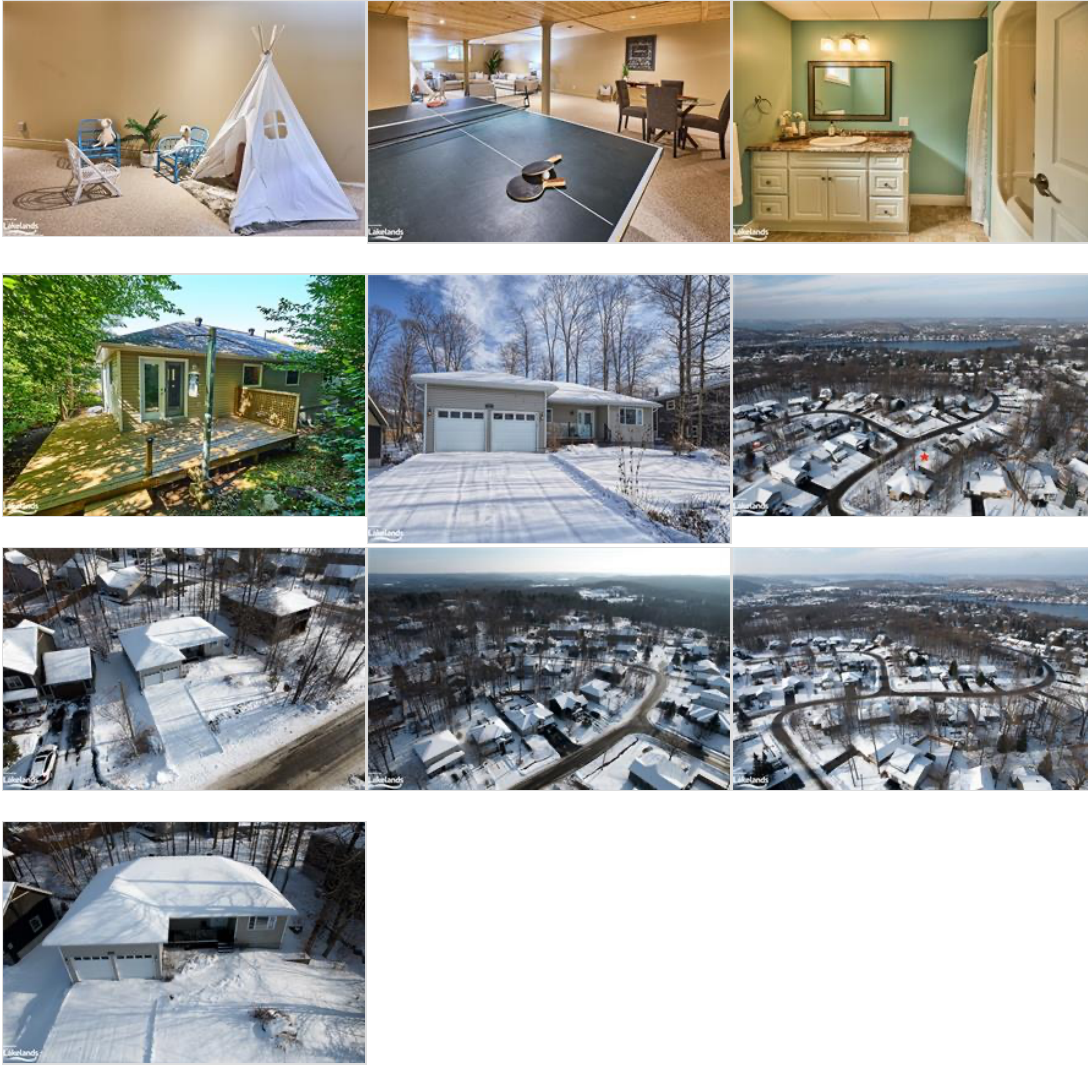
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Photos

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