

# 46 KING Crescent, Huntsville, Ontario P1H 1X6

Listing

Member Full  
**Active / Residential**

**Listing ID: 40506530**  
**List Price: \$599,000.00**



## Muskoka/Huntsville/Chaffey Bungalow/House/Detached

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 AG Fin SqFt Range: **1001 to 1500**  
 AG Fin SqFt: **1,020/Plans**

Ownership Type: **Freehold/None**  
 Tax Amt/Yr: **\$2,778.29/2023**  
 Lot Size: **0.250/Acres**

**ARN/PIN:** 444201001102300 / 480890473  
**Legal:** PT LT 13 CON 1 CHAFFEY AS IN DM36538; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN DM36538; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

### Remarks/Directions

**Public:** Opportunity knocks at this incredible solidly-built home located in one of Huntsville's premiere neighbourhoods. King Crescent has long been heralded as an ideal street to hang your hat with close walking-distance to downtown Huntsville and close proximity to the Muskoka river and town docks. Mature trees dot the landscape on this quiet street with minimal traffic but still located in the heart of all the action. This one-owner brick bungalow has been enjoyed by the same family and lovingly cared for over the years, now awaits the next family to put their stamp on it and make it their own. Three bedrooms and one full bath are on the main floor with a lower level for all the extra living space. The lower level also has a side entrance for the possibility of an in-law suite if it suits. This lot is oversized and has a fantastic fenced in-ground pool perfect for entertaining and providing endless summer fun for the whole family. This is the perfect property for someone who wants to put their own personal touch to bring this home to it's full potential and create a special new space to enjoy.

**REALTOR®:** **Approx Utilities: Reliance: \$22.35/mth, Enbridge Gas: \$56.61/mth, Water/Sewer: \$ 68.66/mth, Lakeland Power: \$57.48/mth Roof is 10 years old New Furnace 2020**

**Directions to Property: Main Street to West Street N to King Crescent to SOP**

### Exterior

Exterior Feat:	<b>Recreational Area, Year Round Living</b>	Roof:	<b>Shingles</b>
Construct. Material:	<b>Solid Brick</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>		
Pool Features:	<b>Inground, Outdoor</b>	Garage Spaces:	
Garage & Parking:	<b>Outside/Surface/Open//Gravel Driveway</b>		
Parking Spaces:	<b>3</b>	Driveway Spaces:	<b>3.0</b>
Services:	<b>Cell Service, Garbage/Sanitary Collection, Recycling Pickup</b>	Sewer:	<b>Sewer (Municipal)</b>
Water Source:	<b>Municipal</b>	Acres Rent:	
Lot Size Area/Units:	<b>0.250/Acres</b>	Acres Range:	<b>&lt; 0.5</b>
Lot Front (Ft):	<b>73.30</b>	Lot Depth (Ft):	
Location:	<b>Rural</b>	Lot Irregularities:	
Area Influences:	<b>Downtown, Library, Place of Worship, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby, Trails</b>	Land Lse Fee:	
View:	<b>Downtown, Trees/Woods</b>	Retire Com:	
Topography:	<b>Sloping</b>	Fronting On:	<b>West</b>


### Interior

Interior Feat:	<b>Workshop</b>	Basement Fin:	<b>Partially Finished</b>
Basement:	<b>Full Basement</b>		
Laundry Feat:	<b>Lower Level</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Gas</b>		
Fireplace:	<b>1/Living Room, Natural Gas</b>	FP Stove Op:	
Under Contract:	<b>HWT-Gas</b>	Contract Cost/Mo:	
Inclusions:	<b>Dryer, Gas Oven/Range, Gas Stove, Pool Equipment, Refrigerator, Washer, Window Coverings</b>		





Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 13 CON 1 CHAFFEY AS IN DM36538; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN DM36538; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
 Zoning: **Urban Residential - High** Survey: **None/**  
 Assess Val/Year: **\$222,000/2022** Hold Over Days:  
 PIN: **480890473** Occupant Type: **Vacant**  
 ROLL: **444201001102300**  
 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: **11/06/2023** Expiration Date: **05/06/2024** 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: **48 hour irrevocable on all offers. Please include Schedule B with offer.**  
 Original List Price: **\$629,000.00**  
 List Brokerage: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)  Brkge #: **705-789-4957**  
 List Salesperson: [Jessica Brown, Salesperson](#)  Direct #: **705-571-0882**  
 Email: [jessicabrown@vianet.ca](mailto:jessicabrown@vianet.ca) L/SP Cell: **705-571-0882**  
 List Brokerage 2: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)  Phone: **705-789-4957**  
 List Salesperson 2: [Victoria Darling-Wadel, Salesperson](#)  Phone: **705-571-2852**  
 Email: [vdarling@vianet.ca](mailto:vdarling@vianet.ca) L/SP2 Cell: **705-571-2852**

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Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Jessica Brown, Salesperson  
 Date Prepared: 01/26/2024

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Photos

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