46 KING Crescent, Huntsville, Ontario P1H 1X6

Listing

Member Full Listing ID: 40506530 **Active / Residential** List Price: \$599,000.00



Muskoka/Huntsville/Chaffey Bungalow/House/Detached

	Beds	Baths	Kitch	Beds (AG+
Main	3	1	1	Baths (F+H

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

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

Shingles

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

Roof:

Rd Acc Fee:

Garage Spaces:

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 walkingdistance 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 oneowner 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: Recreational Area, Year Round Living

Construct. Material: Solid Brick

Prop Attached: Detached Shingles Replaced: Foundation: **Concrete Block** Year/Desc/Source: Apx Age: 51-99 Years

Municipal Road Property Access: Pool Features: Inground, Outdoor

Outside/Surface/Open//Gravel Driveway Garage & Parking: Parking Spaces: Driveway Spaces:

Services: Cell Service, Garbage/Sanitary Collection, Recycling Pickup

Water Tmnt: Water Source: Municipal Sewer (Municipal) Sewer: Lot Size Area/Units: 0.250/Acres Acres Range: < 0.5 Acres Rent:

Lot Front (Ft): 73.30 Lot Depth (Ft): Lot Shape: Rectangular

Rural Lot Irregularities: Land Lse Fee: Location:

Area Influences: Downtown, Library, Place of Worship, Playground Nearby, Rec./Community Centre, Schools, Shopping

Nearby, Trails

Retire Com: Downtown, Trees/Woods View:

Topography: Sloping Fronting On: West

Interior -

Interior Feat: Workshop Basement Fin: **Full Basement Partially Finished** Basement:

Laundry Feat: **Lower Level** Cooling: **Central Air**

Heating: Gas

Fireplace: 1/Living Room, Natural Gas FP Stove Op: Under Contract: HWT-Gas Contract Cost/Mo:

Dryer, Gas Oven/Range, Gas Stove, Pool Equipment, Refrigerator, Washer, Window Coverings Inclusions:

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Property Information

Common Elem Fee: No Local Improvements Fee:

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DM36538; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA

Urban Residential - High Zonina: Survey: None/ \$222,000/2022 Hold Over Days: Assess Val/Year: PIN: 480890473 Occupant Type: Vacant 444201001102300 ROLL:

Possession/Date: 30 - 59 Days/ Deposit: 5%

Marketing

Showing Requirements: Showing System, Go Direct

Showings:

Showing Remarks: Book through ShowingTime.

Lockbox Type: SentriLock

Sign on Prop: Yes Possession: 30 - 59 Days

Brokerage Information

05/06/2024 Int Bearing Bkg Trust Account: No List Date: 11/06/2023 Expiration Date:

Financing: 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 W Brkge #: 705-789-4957

List Salesperson: Jessica Brown, Salesperson W Direct #: 705-571-0882 L/SP Cell: Email: jessicabrown@vianet.ca 705-571-0882 Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 🔀 List Brokerage 2: Phone: 705-789-4957

Victoria Darling-Wadel, Salesperson Phone: 705-571-2852 List Salesperson 2:

Email: 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 *Information deemed reliable but not guaranteed.* CoreLogic Matrix POWERED by itsorealestate.ca. All rights reserved.

Date Prepared: 01/26/2024

Photos

Listing ID: 40506530







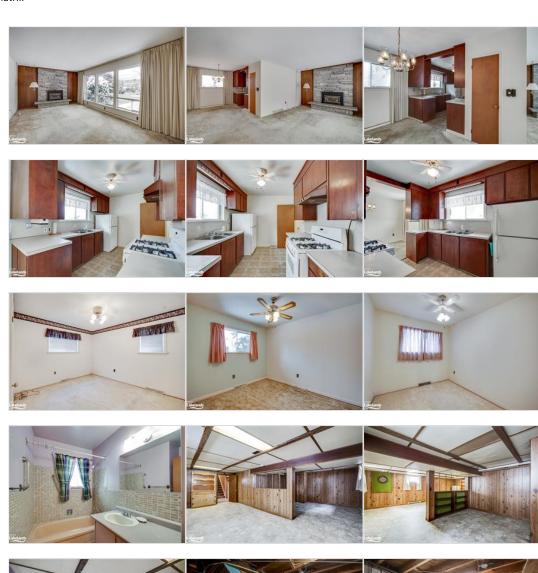
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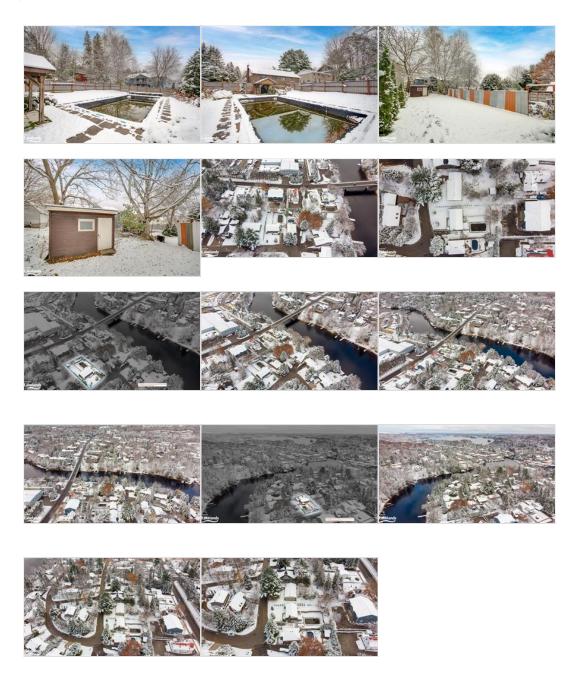
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