

Property Member Full

533 SOUTH WASEOSA LAKE Road, Huntsville, Ontario P1H 2N5

Listing

Member Full  
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40441539  
List Price: \$989,900.00  
New Listing



Muskoka/Huntsville/Chaffey  
Bungalow Raised/House/Detached

	Bed	Bath	Kitch
Lower	1	1	
Main	3	1	1

Bed (AG+BG): 4 (3 + 1)  
Baths (F+H): 2 (2 + 0)  
SqFt Fin Total: 2,582  
AG Fin SqFt Range: 1001 to 1500  
AG Fin SqFt: 1,440/LBO provide  
BG Fin SqFt: 1,142/LBO provide  
DOM/CDOM: 1/1  
Common Interest: Freehold/None  
Tax Amt/Yr: \$2,850.57/2023  
Lot Size: 10.000/Acres

ARN/PIN: 444202002001600 / 480780246  
Legal: PT LT 6 CON 9 CHAFFEY AS IN DM130959; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: Welcome to this stunning rural oasis conveniently located close to the vibrant Town of Huntsville. This expansive 10-acre property offers the perfect blend of tranquility and accessibility, making it an excellent retreat for those seeking a peaceful country lifestyle. Level and useable, this acreage will be enjoyed equally by everyone in the family and is ideal for pets, bonfires, sports and fun for all seasons. Beautifully renovated and updated, no square foot has been untouched and the home exudes pride of ownership and shows like a dream. With three spacious bedrooms on the main floor, full bath, cozy living room with fireplace and eat-in kitchen dining space, the spaces flow perfectly creating an amazing layout. The lower level is finished with a fourth bedroom, second full bath, oversized laundry and huge family room with flex space offering ample extra living space to be enjoyed. Bright and sunny with a walkout to the rear yard bringing the interior and exterior together, it hardly feels like a basement and also boasts a woodstove for cool winter nights helping with overall efficiency and warmth. A double attached garage and oversized woodshed and outside storage building fit perfectly with the use for a country home with room for all the toys and tools and ultra fast Lakeland Fibre Optic internet provides endless options for working from home or just convenient connectivity. This is an incredible family home that ticks all the boxes and will be sure to impress from the moment you arrive.

REALTOR®: Approx Utilities: Hydro - \$150/month, Propane - \$1200/year, approx. 10 cords firewood/season Pressure Tank - 2022 Largest hot water tank installed - 2022 New stove installed - 2022 Taxes calculated per Town of Huntsville mill rate. No WETT Certificate available.

Directions to Property: Ravenscliffe Road to South Waseosa Lake Road to SOP

Common Elements

Exterior

Exterior Feat:	<b>Deck(s), Landscaped, Privacy, Recreational Area, Year Round Living</b>			Roof:	<b>Shingles</b>
Construct. Material:	<b>Brick, Wood</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2016</b>	Foundation:	<b>Concrete</b>	Apx Age:	<b>31-50 Years</b>
Year/Desc/Source:	//			Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>			Winterized:	
Other Structures:	<b>Shed, Storage</b>			Garage Spaces:	<b>2.0</b>
Garage & Parking:	<b>Attached Garage//Outside/Surface/Open//Gravel Driveway</b>			Sewer:	<b>Septic</b>
Parking Spaces:	<b>12</b>	Driveway Spaces:	<b>10.0</b>	Acres Rent:	
Services:	<b>Cell Service, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup</b>			Lot Shape:	<b>Rectangular</b>
Water Source:	<b>Drilled Well</b>	Water Tmnt:		Land Lse Fee:	
Lot Size Area/Units:	<b>10.000/Acres</b>	Acres Range:	<b>10-24.99</b>	Retire Com:	
Lot Front (Ft):	<b>322.86</b>	Lot Depth (Ft):	<b>1,328.00</b>	Fronting On:	
Location:	<b>Rural</b>	Lot Irregularities:			
Area Influences:	<b>Hobby Farm, Quiet Area, School Bus Route, Schools</b>				
View:	<b>Trees/Woods</b>				
Topography:	<b>Level, Wooded/Treed</b>				

Interior

Interior Feat: **Ceiling Fans, Hot Tub**  
 Basement: **Full Basement**      Basement Fin: **Fully Finished**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **Laundry Room, Lower Level**  
 Cooling: **None**  
 Heating: **Baseboard, Woodstove**  
 Fireplace: **/Living Room, Propane, Rec Room, Wood**      FP Stove Op:  
 Under Contract: **Propane Tank**      Contract Cost/Mo:  
 Inclusions: **Dishwasher, Dryer, Hot Tub, Hot Tub Equipment, Microwave, Refrigerator, Stove, Washer**  
 Add Inclusions: **Queen Murphy Bed**  
 Exclusions: **Firewood (15 cords)**





Property Information

Common Elem Fee: **No**      Local Improvements Fee:  
 Legal Desc: **PT LT 6 CON 9 CHAFFEY AS IN DM130959; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
 Zoning: **Rural**      Survey: **None/**  
 Assess Val/Year: **\$296,000/2023**      Hold Over Days:  
 PIN: **480780246**      Occupant Type: **Owner**  
 ROLL: **444202002001600**  
 Possession/Date: **30 - 59 Days/**      Deposit: **5%**

Marketing

Showing Requirements: **Showing System**  
 Showings:   
 Showing Remarks: **Book through ShowingTime.**  
 Lockbox Type: **None**      Locbox Loc/Serial#: **Front Door/**  
 Sign on Prop: **Yes**  
 Possession: **30 - 59 Days**

Brokerage Information

List Date: **06/28/2023**      Expiration Date: **09/29/2023**      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: **72 hour irrevocable on all offers. Please include Schedule B with your offer.**  
 Original List Price: **\$989,900.00**  
 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: Victoria Darling-Wadel, Salesperson  
 Date Prepared: 06/29/2023

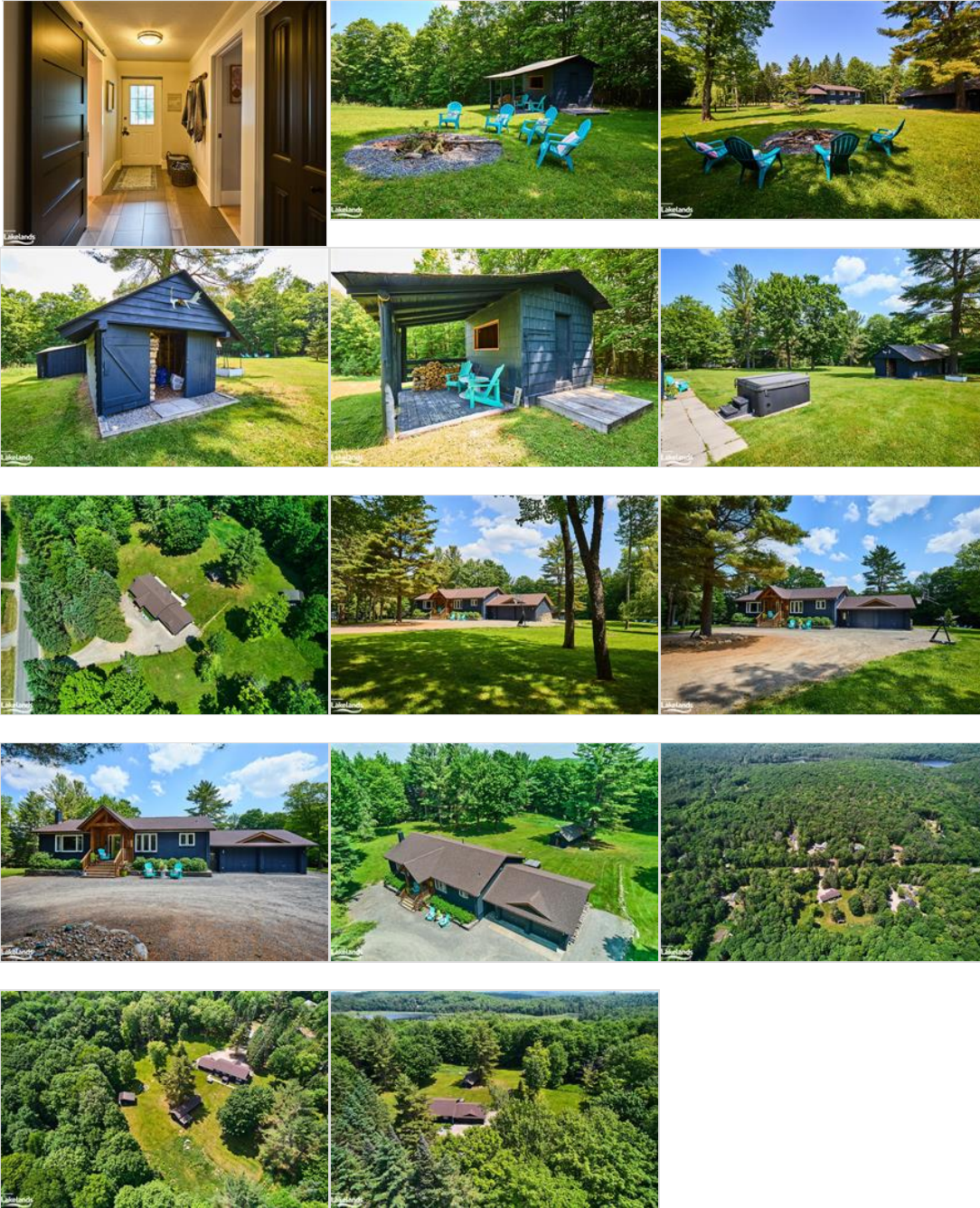
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Photos

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