

Property Member Full

667 CANAL Road, Huntsville, Ontario P1H 2J6

Listing

Member Full  
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40449398  
List Price: \$3,400,000.00  
New Listing



Muskoka/Huntsville/Huntsville  
Contemporary/House/Detached

Water Body: Peninsula Lake  
Type of Water: Lake

	Beds	Baths	Kitch
Lower		1	
Main	3	3	1

Beds (AG+BG): 3 (3 + 0)  
Baths (F+H): 4 (3 + 1)  
AG Fin SqFt Range: 2001 to 3000  
AG Fin SqFt: 2,222/Plans  
Tot Unfin SF: 1,797  
DOM/CDOM: 2/2  
Common Interest: Freehold/None  
Tax Amt/Yr: \$13,973.00/2022

ARN/PIN: 444206001713400 /  
Legal: Firstly: PIN: 480991271 PT LT 31-32 CON 14 BRUNEL PT 1 RD1843, T/W DM224388; T/W DM244416, HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA... Please see Schedule A for full Legal Description

Remarks/Directions

Public: This remarkable custom-built property is a waterfront gem that promises to delight nature enthusiasts and those seeking a luxurious lakeside retreat. Offering breathtaking views and an array of exceptional features, this home is the epitome of fine living. Situated on the pristine shores of Peninsula Lake, this property boasts panoramic vistas that showcase the serene beauty of the surrounding landscape. Whether you're sipping your morning coffee or relaxing on the expansive deck, you'll be captivated by arguably some of the most expansive views offered on this lake and the tranquil waters that stretch before you. Step inside and you'll immediately be captivated by soaring ceilings and an exquisite kitchen with modern design and impeccable craftsmanship, truly a culinary dream come true. Adjacent to the kitchen, a spacious Muskoka room beckons you to unwind and soak in the natural beauty that surrounds you. This beautiful haven is the ideal spot to curl up with a good book, host intimate gatherings, or simply revel in the sights and sounds of the lake while enjoying the fireplace. The home features three tastefully designed bedrooms, each offering a peaceful sanctuary for relaxation and rest. Wake up to stunning views of the lake in the primary suite, complete with large windows that flood the room with natural light. The ensuite bathroom exudes luxury, featuring high-end finishes and a spa-like atmosphere. The unfinished walkout basement offers endless opportunity to complete to suit with endless views and high ceilings. Beyond the main house, a detached garage with a loft provides ample space for vehicles, storage and an amazing overflow space for guests or just a quiet retreat. Located in Huntsville, known as the gateway to Algonquin Provincial Park, you'll have access to an abundance of recreational activities, cultural attractions, and charming local shops and restaurants. Don't miss the opportunity to make this striking property your own.

REALTOR®: Driveway winter maintenance, shared with neighbours - \$1,400 No tarion. Approx. Utilities: Hydro - \$150-200/mth, Propane tank rental \$200/yr.

Directions to Property: Highway 60 to Canal Road to SOP

Common Elements

Waterfront

Features:	<b>Beach Front, Stairs to Waterfront</b>	Boat House:	
Dock Type:	<b>Private Docking</b>	Frontage:	<b>229.00</b>
Shoreline:	<b>Clean, Sandy</b>	Exposure:	
Shore Rd Allow:	<b>Owned</b>	Island Y/N:	<b>No</b>
Channel Name:			

Auxiliary Buildings

Building Type      Beds      Baths      # Kitchens      Winterized

**Garage** **1** **Yes**

### Exterior

Exterior Feat: **Deck(s), Fishing, Recreational Area, Year Round Living**  
 Construct. Material: **Board & Batten, Stone**  
 Shingles Replaced: Foundation: **ICF**  
 Year/Desc/Source: **//**  
 Property Access: **Municipal Road, R.O.W. (Deeded)**  
 Garage & Parking: **Detached Garage//Outside/Surface/Open//Gravel Driveway**  
 Parking Spaces: **12** Driveway Spaces: **10.0**  
 Services: **Cell Service, Garbage/Sanitary Collection, Recycling Pickup**  
 Water Source: **Drilled Well** Water Tmnt:  
 Lot Size Area/Units: **/** Acres Range: **0.50-1.99**  
 Lot Front (Ft): **229.00** Lot Depth (Ft):  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Golf, Highway Access, Lake/Pond, School Bus Route, Skiing**  
 View: **Lake, Trees/Woods, Water**  
 Topography: **Hillside, Wooded/Treed**  
 Restrictions: **Right-of-Way**

Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **0-5 Years**  
 Rd Acc Fee:  
 Garage Spaces: **2.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On:  
 Exposure:

### Interior

Interior Feat: **Bar Fridge, Guest Accommodations**  
 Basement: **Full Basement** Basement Fin: **Unfinished**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **Laundry Room, Main Level**  
 Cooling: **Central Air**  
 Heating: **Fireplace-Propane, Forced Air-Propane, In-Floor**  
 Fireplace: **2/Living Room, Propane, Rec Room, Wood**  
 Under Contract: **Propane Tank**  
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**

FP Stove Op:  
 Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **Firstly: PIN: 480991271 PT LT 31-32 CON 14 BRUNEL PT 1 RD1843, T/W DM224388; T/W DM244416, HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA... Please see Schedule A for full Legal Description**  
 Zoning: **Waterfront Residential - 120ft**  
 Assess Val/Year: **\$1,165,000/2023**  
 PIN:  
 ROLL: **444206001713400**  
 Possession/Date: **30 - 59 Days/**

Local Improvements Fee:  
 Survey: **Available/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5%**

### Marketing

Showing Requirements: **Showing System**  
 Showings:   
 Showing Remarks: **Book through ShowingTime.**  
 Lockbox Type: **SentriLock**  
 Sign on Prop: **Yes**  
 Possession: **30 - 59 Days**

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

### Brokerage Information

List Date: **07/12/2023** Expiration Date: **10/12/2023** 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: **No offers registered prior to Friday, July 14th at 6pm, 72 hour irrevocable for all offers. Please include Schedule B with offer**

Original List Price: **\$3,400,000.00**  
 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**  
 Phone: **705-571-2852**  
 L/SP2 Cell: **705-571-2852**

### Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Victoria Darling-Wadel, Salesperson  
 Date Prepared: 07/14/2023

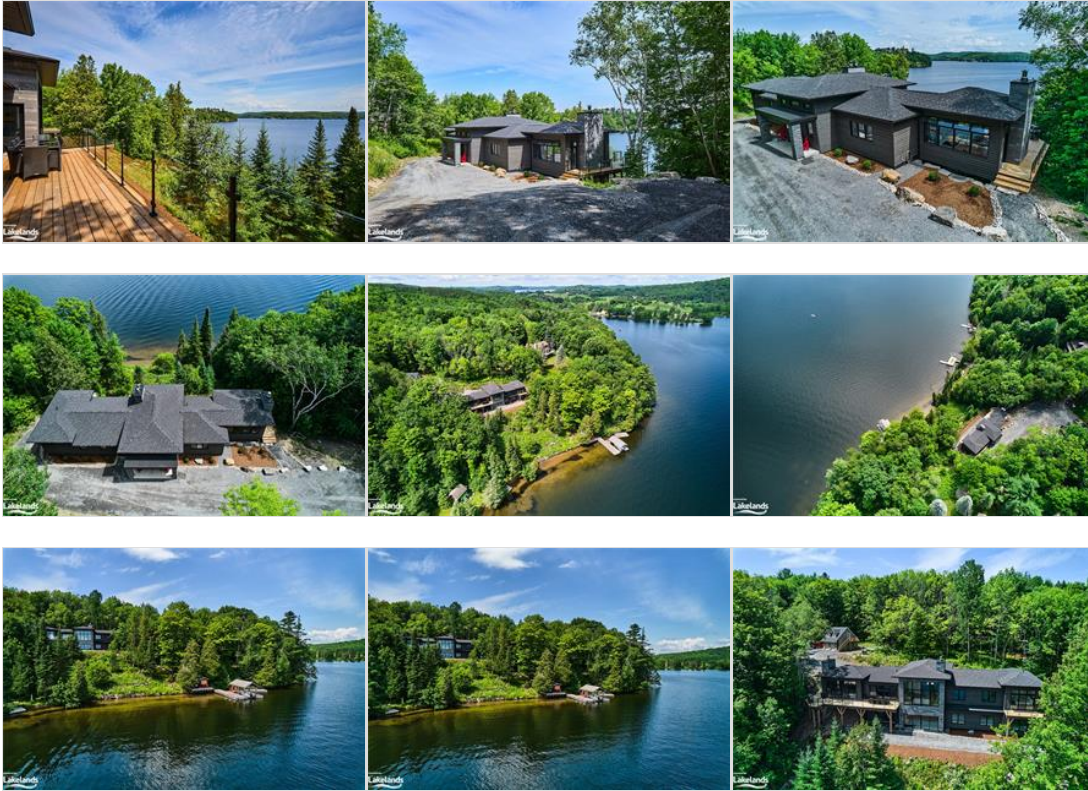
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