

6 LANSDOWNE Street W, Huntsville, Ontario P1H 1V9

Listing

Member Full
Active / Residential

MLS®#: 40521562
 List Price: **\$449,000.00**
 New Listing



Muskoka/Huntsville/Huntsville 1.5 Storey/House/Detached

	Bed	Bath	Kitch
Main	1	1	1
Second	1		

Bed (AG+BG): **2 (2 + 0)**
 Bath (F+H): **1 (1 + 0)**
 AG Fin SqFt Range: **1001 to 1500**
 AG Fin SqFt: **1,368/LBO provide**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$2,465.42/2023**
 Lot Size: **0.130/Acres**

ARN/PIN: 444201001409500 / 480890196
 Legal: LT 121 N LANSDOWNE ST PL 12 HUNTSVILLE T/W DM71445;
 HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: **This simply lovely in-town home is checking all the boxes for a first-time home or a possible downsize. Located on a quiet and beautiful street just steps away from charming and quaint downtown Huntsville, this is perfectly situated for access to all downtown amenities, schools, restaurants and shopping with everything conveniently close. Boasting old-world charm with modern updates throughout, this home is cute as a button with hardwood floors, oversized trim and large bright windows throughout. One main floor bedroom, full bath and laundry are conveniently located on ground level with a large loft bedroom with flex space on the second floor. A good-sized backyard is flanked by a one car detached garage providing extra storage with good privacy to the rear. Municipally serviced with efficient natural gas heat will always be ideal and worry-free, one more benefit of this excellent offering.**

REALTOR®: **Taxes calculated using the 2023 Town of Huntsville mil rate.**

Directions to Property: **Centre Street to Lansdowne Street W to SOP**

Exterior

Exterior Feat:	Deck(s), Year Round Living	Roof:	Metal
Construct. Material:	Wood	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	100+ Years
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	Municipal Road	Garage Spaces:	
Garage & Parking:	Outside/Surface/Open//Asphalt Driveway	Driveway Spaces:	1.0
Parking Spaces:	1	Services:	Cell Service, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Street Lights
Water Source:	Municipal	Water Tmnt:	Sewer (Municipal)
Lot Size Area/Units:	0.130/Acres	Acres Range:	< 0.5
Lot Front (Ft):	52.00	Lot Depth (Ft):	
Location:	Urban	Lot Irregularities:	
Area Influences:	Downtown, Library, Park, Place of Worship, Public Transit, Rec./Community Centre, Schools, Shopping Nearby	Land Lse Fee:	
View:	Downtown, Trees/Woods	Retire Com:	
Topography:	Level	Fronting On:	North

Interior

Interior Feat:	None	Basement Fin:	Unfinished
Basement:	Full Basement		
Laundry Feat:	Laundry Room, Main Level		
Cooling:	None		
Heating:	Forced Air, Gas		
Inclusions:	Dryer, Refrigerator, Stove, Washer		


Property Information

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 121 N LANSLOWNE ST PL 12 HUNTSVILLE T/W DM71445; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **UR- Low**
 Assess Val/Year: **\$197,000/2023**
 PIN: **480890196**
 ROLL: **444201001409500**
 Possession/Date: **30 - 59 Days/**




Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Vacant**
 Deposit: **5%**

Marketing

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

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

Brokerage Information

List Date: **12/27/2023**
 Financing:
 Buyer Agency Compensation Remarks: **2.5% + HST**
 Assignment Of Listing:
 Offer Remarks: **72 hour irrevocable on all offers. Please include Schedule B**
 Original List Price: **\$449,000.00**
 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

Expiration Date: **03/27/2024**
 SPIS:
 Int Bearing Bkg Trust Account: **No**
 Contact After Expired: **No**
 Special Agreement: **No**
 HST Applicable to Sale: **No**

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: 12/28/2023

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Photos

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