

81 WEST BROWNS Road, Huntsville, Ontario P1H 1S2

Listing

Listing ID: 40556256
List Price: \$599,000.00
 New Listing



Muskoka/Huntsville/Brunel 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: **501 to 1000**
 AG Fin SqFt: **972/Other**
 BG Fin SqFt: **/Other**
 Tot Unfin SF: **972**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$2,253.46/2023**

ARN/PIN: 444206001702200 / 480990443

Legal: LT 3-4 RCP 527 BRUNEL; PT LT 1 RCP 527 BRUNEL AS IN DM282256; PT 2 & 3, 35R6771; S/T EXECUTION 93-00451, IF ENFORCEABLE; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: You will feel it the moment you walk in the door, that this has been a cherished family home and been lovingly cared for through the years. Exceptionally located in one of Huntsville's premiere areas, this home is neat as a pin and meticulous in all pronouncements. Offering far-reaching pastoral views from the principal spaces, you are met with a bright and sunny feeling of comfort from the start. Renovated in all meaningful ways, the kitchen, windows, bathroom, flooring and trim are all updated to the modern buyer's desires providing the opportunity to move right in and enjoy. Three bedrooms and bath all on the main floor with a full unfinished lower level set the stage to make it your own. Surrounded by over five acres of land with beautiful hardwood forest to explore, a detached garage, circular driveway and five minutes to gorgeous downtown Huntsville, all the boxes are checked with this lovely offering.

REALTOR®: Listing agent is related to the seller. Land size and acreage as per Geowarehouse.

Directions to Property: **Brunel Road to West Browns Road to SOP**

Exterior

Exterior Feat:	Deck(s), Landscaped, Recreational Area, Year Round Living	Roof:	Shingles
Construct. Material:	Aluminum Siding, Wood	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	51-99 Years
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	Municipal Road	Garage Spaces:	1.0
Garage & Parking:	Detached Garage//Outside/Surface/Open//Gravel Driveway	Services:	
Parking Spaces:	10	Water Tmnt:	Septic
Driveway Spaces:	9.0	Acres Rent:	
Services:	Cell Service, Garbage/Sanitary Collection, Recycling Pickup	Lot Shape:	Irregular
Water Source:	Drilled Well	Land Lse Fee:	
Lot Size Area/Units:	/	Retire Com:	
Lot Front (Ft):		Fronting On:	South
Location:	Rural		
Area Influences:	Landscaped, Rec./Community Centre, School Bus Route, Trails		
View:	Trees/Woods		
Topography:	Sloping, Wooded/Treed		

Interior

Interior Feat:	Work Bench	Basement Fin:	Partially Finished
Basement:	Full Basement		
Laundry Feat:	Laundry Room, Lower Level		
Cooling:	None		
Heating:	Forced Air-Propane		
Under Contract:	HWT-Electric, Propane Tank	Contract Cost/Mo:	
Inclusions:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer		

Property Information

Common Elem Fee: No
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Zoning: RR
Assess Val/Year: \$234,000/2023
PIN: 480990443
ROLL: 444206001702200
Possession/Date: 30 - 59 Days/
Local Improvements Fee:
Survey: Unknown/
Hold Over Days:
Occupant Type: Owner
Deposit: 5%

Marketing

Showing Requirements: Showing System
Showings:
Showing Remarks: Book through BrokerBay.
Lockbox Type: SentiLock
Sign on Prop: Yes
Possession: 30 - 59 Days
Locbox Loc/Serial#: Side Door/

Brokerage Information

List Date: 03/21/2024
Financing:
Buyer Agency Compensation Remarks: 2.5% + HST
Assignment Of Listing:
Representation Type: Designated Representative
Offer Remarks: Please include Schedule B with any offer.
Original List Price: \$599,000.00
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: 06/21/2024
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

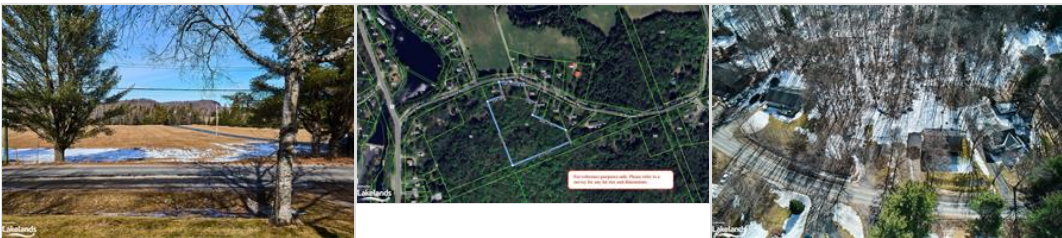
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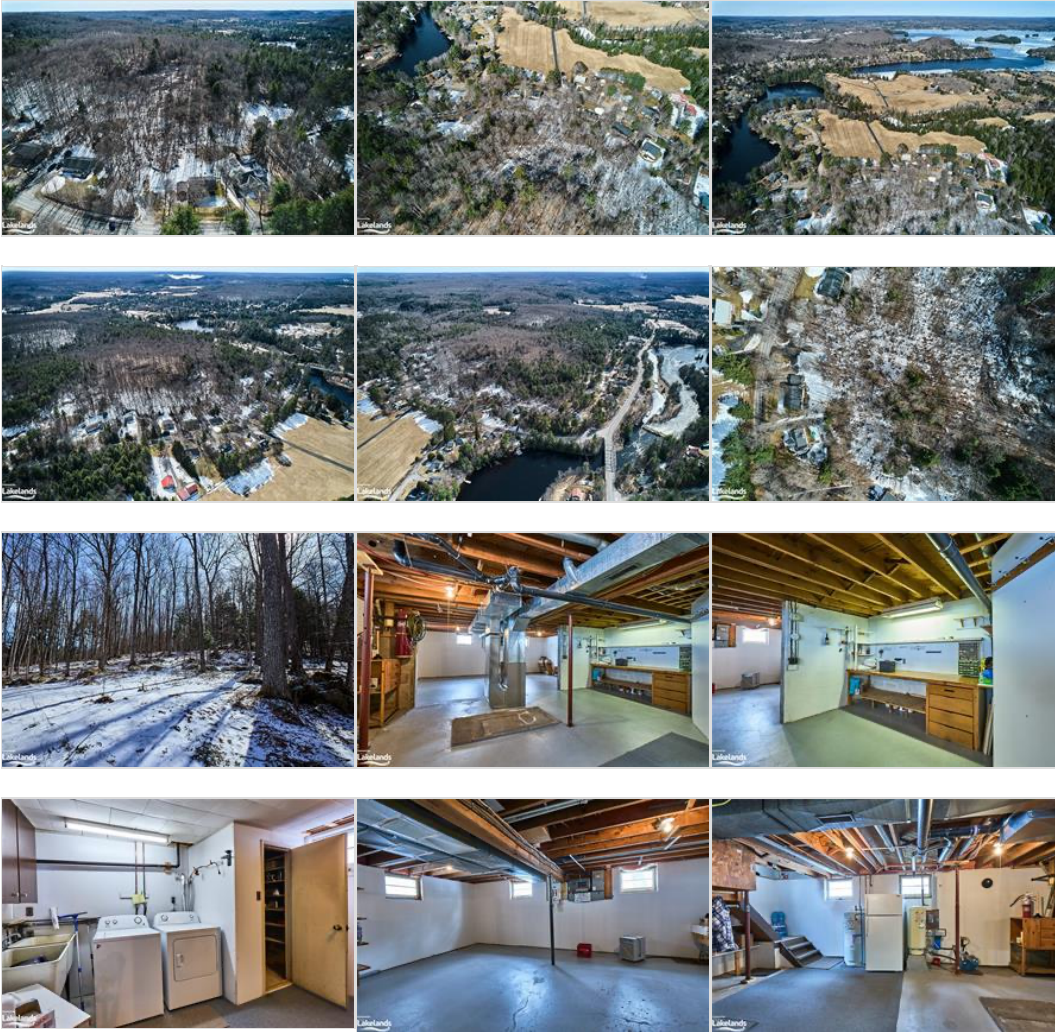
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Photos

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