

869 NORTH MARY LAKE Road, Huntsville, Ontario P1H 1S4

Listing

MLS®#: 40486712
 List Price: **\$849,000.00**
 New Listing



Muskoka/Huntsville/Brunel Chalet/House/Detached

	Beds	Baths	Kitch
Lower	1	1	
Main		1	1
Second	1	1	

Beds (AG+BG): **2 (1 + 1)**
 Baths (F+H): **3 (2 + 1)**
 SqFt Fin Total: **2,434**
 AG Fin SqFt Range: **1501 to 2000**
 AG Fin SqFt: **1,530/LBO provide**
 BG Fin SqFt: **904/LBO provided**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$2,561.66/2023**

ARN/PIN: 444206001509702 / 480991314
Legal: PT LT 12 CON 12 BRUNEL PT 1 35R4025; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: Truly stunning architecturally designed home. This home is unique in it's style, and will be attractive to the modern buyer seeking privacy, great flow and a cosy, but spacious design. Three floors of living space offers room to spread out, and the heart of the home is centred around the fireplace accent wall in the sunken living room with soaring ceilings and plentiful windows. Warm wood accents throughout the custom kitchen, dining room and living area walking into a gorgeous Muskoka Room and deck creating an ideal entertaining area. The lower level walkout allows for an extra flex space with bedroom area and family room with another showpiece fireplace, office nook and kitchenette. The outside of this property is truly spectacular with over 6 acres of wooded beauty with mature trees, gorgeous gardens, fire pit, extensive walking trails and with dramatic rock outcroppings as the backdrop. Minutes to Huntsville and Mary Lake public access, this home is in an ideal location. Huntsville is an increasingly sought-after location and is a growing community that has so much to offer with recreational opportunities at every turn, endless amenities and world-class dining options.

REALTOR®: Room measurements are approximate due to the unique shape of some rooms. Taxes calculated per the Town of Huntsville mill rate.

Directions to Property: Brunel Road to North Mary Lake Road to SOP

Common Elements

Exterior

Exterior Feat:	Deck(s), Privacy, Recreational Area, Year Round Living		Roof:	Metal
Construct. Material:	Wood		Prop Attached:	Detached
Shingles Replaced:		Foundation:	Concrete Block	
Year/Desc/Source:	//		Apx Age:	Unknown
Property Access:	Municipal Road, Paved Road		Rd Acc Fee:	
Other Structures:			Winterized:	Fully Winterized
Garage & Parking:	Outside/Surface/Open//Gravel Driveway		Garage Spaces:	
Parking Spaces:	6	Driveway Spaces:	6.0	
Water Source:	Drilled Well	Water Tmnt:		Septic
Lot Size Area/Units:	/	Acres Range:	5-9.99	
Location:	Rural	Lot Irregularities:	Acres Rent:	
Area Influences:	Quiet Area, Rec./Community Centre, School Bus Route, Schools			
View:	Forest, Trees/Woods		Land Lse Fee:	
Topography:	Hillside, Wooded/Treed		Retire Com:	
			Fronting On:	West

Interior

Interior Feat:	Ceiling Fans		FP Stove Op:	
Basement:	Full Basement	Basement Fin:	Fully Finished	
Cooling:	None			
Heating:	Fireplace-Wood, Wood			
Fireplace:	/Family Room, Living Room, Wood			

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Property Information





Common Elem Fee: **No**
 Legal Desc: **PT LT 12 CON 12 BRUNEL PT 1 35R4025; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **RR**
 Assess Val/Year: **\$266,000/2023**
 PIN: **480991314**
 ROLL: **444206001509702**
 Possession/Date: **30 - 59 Days/**

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

Marketing

Showing Requirements: **Showing System**
 Showings: 
 Showing Remarks: **Book through ShowingTime.**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**
 Sign on Prop: **Yes**
 Possession: **30 - 59 Days**

Brokerage Information

List Date: **09/25/2023** Expiration Date: **12/23/2023** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS:
 Buyer Agency Compensation Remarks: **2.5% + HST** Contact After Expired: **No**
 Assignment Of Listing: Special Agreement: **No**
 Offer Remarks: **Please include Schedule B with any offer.** HST Applicable to Sale: **No**
 Original List Price: **\$849,000.00**
 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**

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Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jessica Brown, Salesperson
 Date Prepared: 09/25/2023

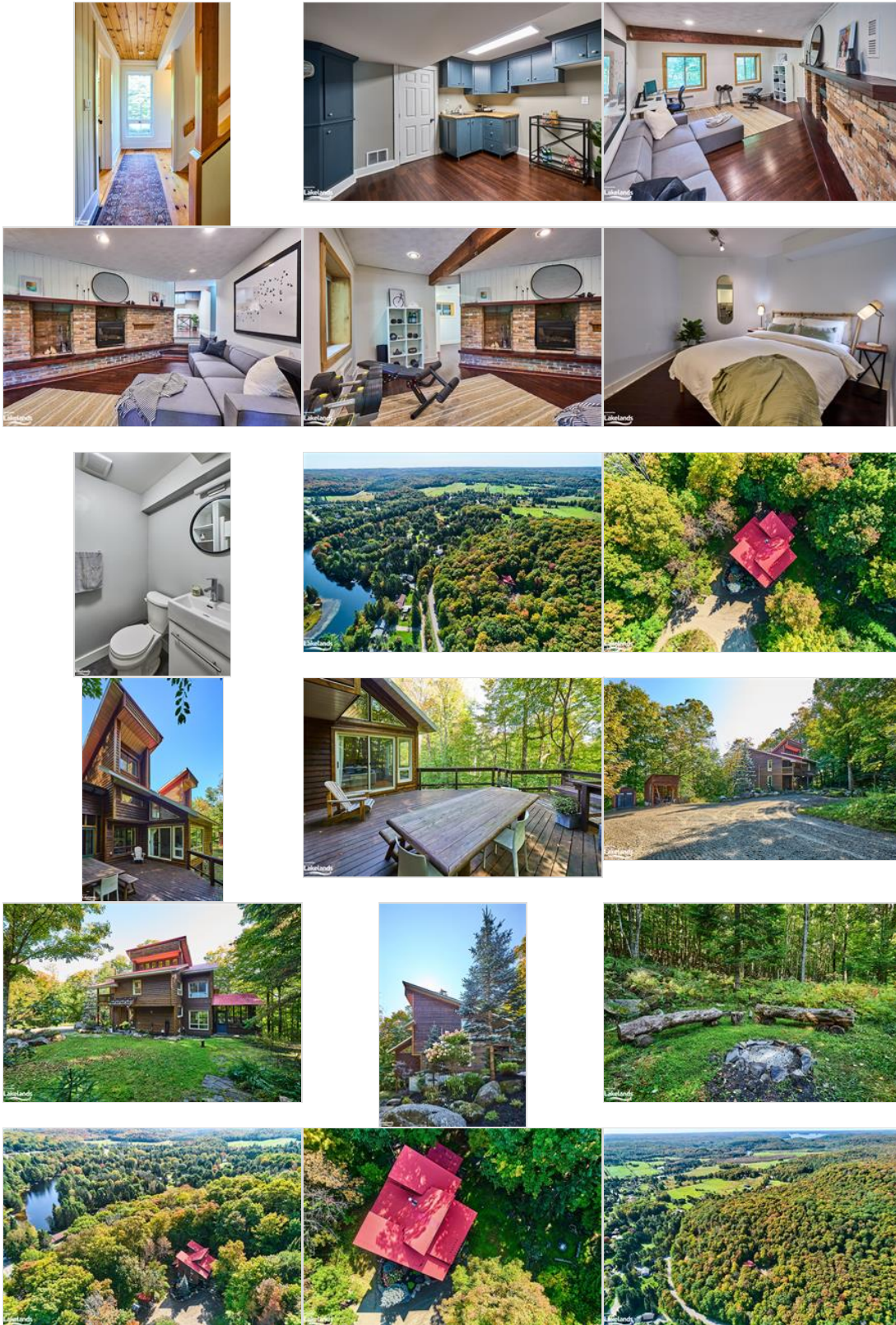
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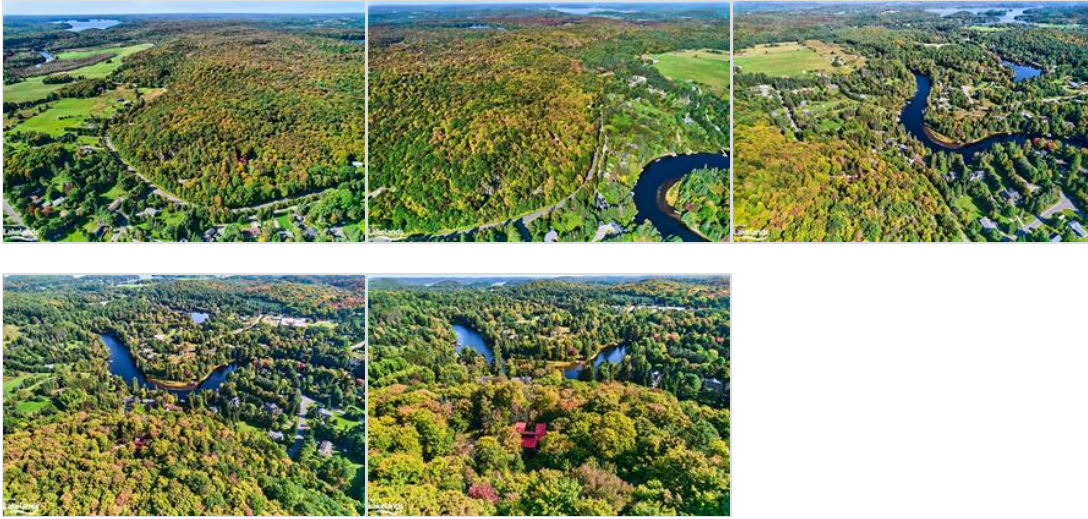
Photos

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