

99 LOGGING Trail, Huntsville, Ontario P0B 1M0

Listing

MLS®#: 40489824
 List Price: **\$939,000.00**
 New Listing



Muskoka/Huntsville/Brunel 2 Storey/House/Detached

Water Body: **Mary Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 AG Fin SqFt Range: **2001 to 3000**
 AG Fin SqFt: **2,500/LBO provide**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$3,692.00/2023**
 Lot Size: **1.180/Acres**
 Addl Monthly Fees: **\$1,200.00**

ARN/PIN: 444206001006815 / 480980120
Legal: PCL 21978 SEC MUSKOKA; LT 14 PL M492 BRUNEL T/W PT 4, 8, 9, 18, 21, 23 BR1098 AS IN LT52430; T/W LT179671; T/W LT189445 ; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: **Welcome to your sanctuary in the heart of Huntsville. This exquisite three-bedroom home, perched amongst the trees, offers a tranquil escape from the hustle and bustle of city life. Located in one of Huntsville's most sought-after neighbourhoods, this property is a testament to the perfect blend of rustic charm and modern convenience. Imagine cozy winter evenings by the woodstove, sipping hot cocoa as the snow falls outside. During the warmer months, the screened-in porch is the perfect place to sip your morning coffee while listening to the sounds of nature. The home has been lovingly maintained and updated when needed by the current owner and pride of ownership shines through. This property boasts a spacious detached garage that is a true gem for hobbyists, recreation enthusiasts or anyone in need of a versatile space. Above the garage, you'll find a generously sized loft area that can be transformed into a studio, home office or cozy guest suite. One of the most coveted aspects of this neighbourhood is the deeded access to not one, but two stunning waterfront parcels on Mary Lake. Enjoy the serene beauty of the lake, take leisurely strolls along the shoreline or soak up the sun on the pristine beach; it's a paradise for water lovers and outdoor enthusiasts alike. Beyond the property itself, the neighbourhood is a tight-knit community of like-minded individuals who appreciate the beauty of nature. This location provides convenient access to Huntsville's amenities, including shops, restaurants, and recreational activities and is now more than ever considered the place to be in Muskoka.**

REALTOR®: **Road and beach/association annually \$1200; Lakeland fibre optic high speed internet. Map to beaches in supplements. Water frontage includes two beaches: 249 feet (Block F) and 269.84 feet (Block A) for total frontage in the listing. Septic pumped September 2022 and new windows 2021.**

Directions to Property: **Gryffin Lodge Road to Logging Trail to SOP**

Common Elements

Common Element Additional Fee: **1,200.00**

Common Element Fee Includes: **road maintenance and access to all deeded MLHA.**

Common Element/Condo Amenities: **BBQs Permitted, Communal Waterfront Area, Playground**

Condo Fees:

Locker: **None**

Pets Allowed: **Yes**

Balcony:

Condo Corp #:

None

Mary Lake Highlands

Waterfront

Waterfront Type: **Waterfront Community**

Waterfront Features: **Water Access Deeded**

Dock Type: **Private Docking**

Shoreline:

Shore Rd Allow: **Not Owned**

Water View: **No Water View**

Boat House:

Frontage: **518.84**

Exposure: **South**

Channel Name: Island Y/N: **No****Exterior**

Exterior Feat: **Deck(s), Deeded Water Access, Landscaped, Privacy, Recreational Area, Year Round Living**
 Construct. Material: **Wood** Roof: **Shingles**
 Shingles Replaced: Foundation: **Concrete Block** Prop Attached: **Detached**
 Year/Desc/Source: **//** Apx Age: **31-50 Years**
 Property Access: **Municipal Road, Private Road, Year Round Road** Rd Acc Fee:
 Garage & Parking: **Detached Garage//Outside/Surface/Open, RV / Truck Parking, Visitor Parking//Gravel Driveway**
 Parking Spaces: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**
 Water Source: **Well** Water Tmnt: Sewer: **Septic**
 Lot Size Area/Units: **1.180/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **195.38** Lot Depth (Ft): Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Access to Water, Highway Access, Lake Access, Landscaped, Quiet Area, School Bus Route, Trails**
 View: **Trees/Woods** Retire Com:
 Topography: **Hillside, Wooded/Treed** Fronting On: **North**

Interior

Interior Feat: **Workshop**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **None**
 Heating: **Fireplace-Wood, Forced Air-Propane**
 Fireplace: **/Family Room, Wood** FP Stove Op:
 Inclusions: **Central Vac, Dishwasher, Dryer, Hot Tub, Hot Tub Equipment, Microwave, Refrigerator, Stove, Washer** UFFI:
 Furnace Age: **2018** Tank Age:


Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
 Legal Desc: **PCL 21978 SEC MUSKOKA; LT 14 PL M492 BRUNEL T/W PT 4, 8, 9, 18, 21, 23 BR1098 AS IN LT52430; T/W LT179671; T/W LT189445 ; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **WR - 60m** Survey: **Available, Boundary Only/ 1971**
 Assess Val/Year: **\$367,000/2023** Hold Over Days:
 PIN: **480980120** Occupant Type: **Owner**
 ROLL: **444206001006815** Deposit: **5%**
 Possession/Date: **30 - 59 Days/**

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: **12/22/2023** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.0% + HST** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **No**
 Offer Remarks: **Please include Schedule B with any offer. 72 hour irrevocable for all offers as per Seller Direction 244**
 Original List Price: **\$939,000.00**
 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** 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** L/SP2 Cell: **705-571-2852**

Confidential for REALTORS® Only

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

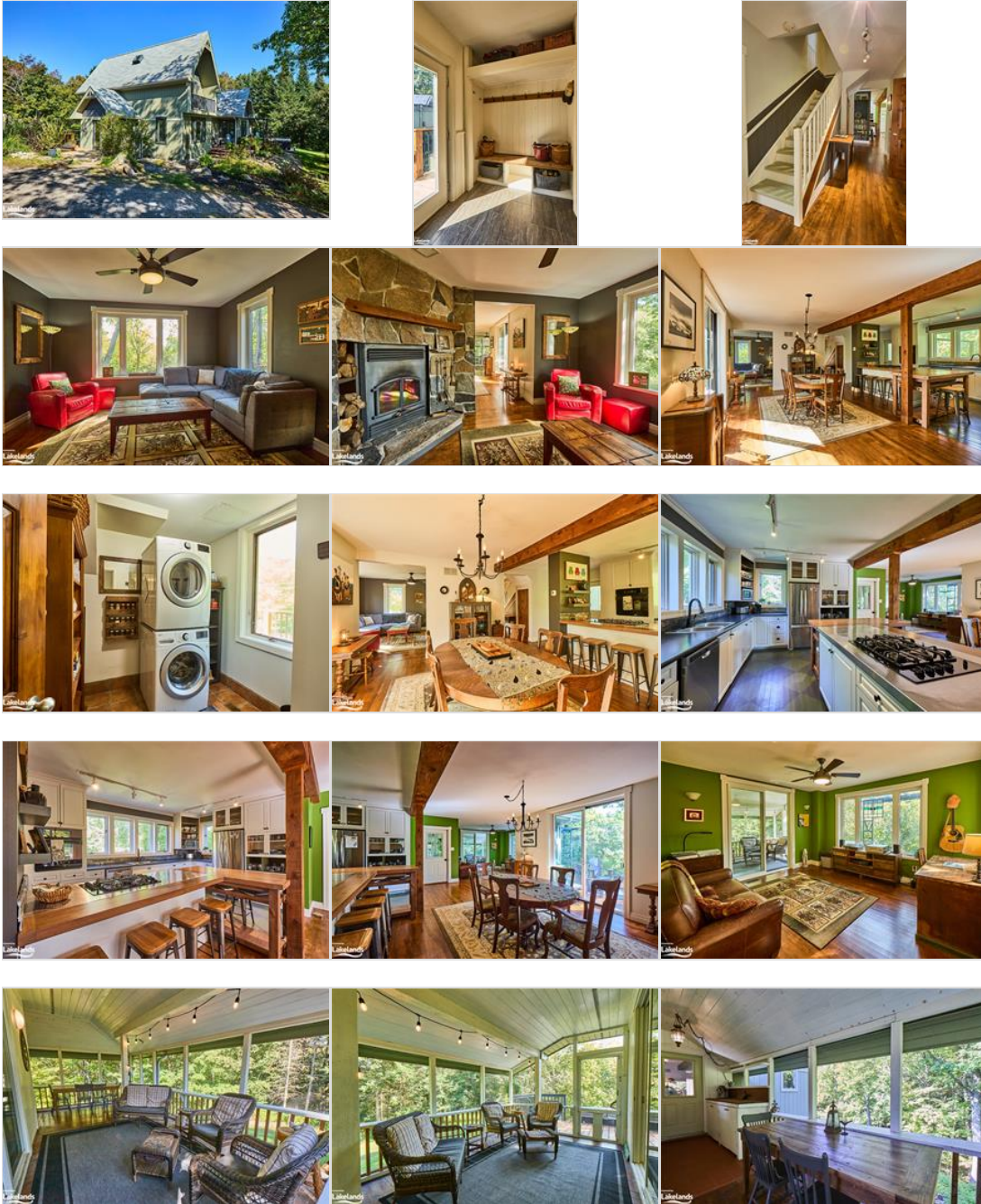
Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by itsorealestate.ca. All rights reserved.

Photos

MLS® #: 40489824



MLHA Beach







Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.