

Property Member Full

554 GRYFFIN LODGE Road, Huntsville, Ontario P0B 1M0

Listing

Member Full  
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40395233  
List Price: \$769,000.00  
New Listing



Muskoka/Huntsville/Brunel  
1.5 Storey/House/Detached

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

Beds (AG+BG): 3 (2 + 1)  
Baths (F+H): 3 (2 + 1)  
SqFt Fin Total: 2,017/Other  
AG Fin SqFt Range: 1001 to 1500  
AG Fin SqFt: 1,423/Other  
BG Fin SqFt: 594/Other  
DOM/CDOM: 1/169  
Common Interest: Freehold/None  
Tax Amt/Yr: \$2,566.24/2022  
Lot Size: 4.705/Acres

Remarks/Directions

Public: Incredible artisan's escape perched in the heart of a 4.7 acre property in one of Huntsville's most desired locales. This home exudes charm and character and offers a cozy warmth that you will love with gorgeous wood accents, bright windows and unique spaces throughout. A country kitchen, beautiful fireplace and intimate living space, family room and bedroom make up the main floor and a generous primary suite with ensuite bath complete the second storey. The Walkout lower level offers plenty of storage, another bedroom and bath. This home has fantastic curb appeal with gorgeous country gardens and set on a tranquil treed lot surrounded by nature. Beautifully located within 5 minutes drive to vibrant downtown Huntsville and part of a wonderful community offering quiet enjoyment, this is the best of both worlds.

REALTOR®: Square footage approximate per Property Line/MPAC.

Directions to Property: Highway 11 to Gryffin Lodge Road to SOP

Common Elements

Locker: Balcony:

Exterior

Exterior Feat: Deck(s), Recreational Area, Year Round Living  
Construct. Material: Board & Batten  
Shingles Replaced: Foundation: Concrete Block  
Year/Desc/Source: 1993/Owner/Owner  
Property Access: Municipal Road  
Other Structures: None  
Garage & Parking: Outside/Surface/Open//Gravel Driveway  
Parking Spaces: 6 Driveway Spaces: 6.0  
Services: High Speed Internet  
Water Source: Drilled Well Water Tmnt:  
Lot Size Area/Units: 4.705/Acres Acres Range: 2-4.99  
Lot Front (Ft): 316.65 Lot Depth (Ft):  
Location: Rural Lot Irregularities:  
Area Influences: Highway Access, Quiet Area, School Bus Route, Trails  
View: Forest, Trees/Woods  
Topography: Hillside, Wooded/Treed  
Roof: Shingles  
Prop Attached: Detached  
Apx Age: 16-30 Years  
Rd Acc Fee:  
Winterized:  
Garage Spaces:  
Sewer: Septic  
Acres Rent:  
Lot Shape: Rectangular  
Land Lse Fee:  
Retire Com:  
Fronting On:

Interior

Interior Feat: In-law Capability  
Basement: Full Basement Basement Fin: Fully Finished  
Basement Feat: Walk-Out  
Laundry Feat: Laundry Closet, Lower Level  
Cooling: None  
Heating: Baseboard, Forced Air-Propane  
Fireplace: /Living Room  
Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer  
FP Stove Op:

Property Information

Common Elem Fee: **No**  
 Legal Desc: **PCL 33129 SEC MUSKOKA; PT LT 1 CON 11 BRUNEL PT 4 35R14562; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
 Zoning: **RR**  
 Assess Val/Year: **\$279,000/2022**  
 PIN: **480980138**  
 ROLL: **444206001006704**  
 Possession/Date: **30 - 59 Days/**





Local Improvements Fee:  
 Survey: **Available/ 1991**  
 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: **04/05/2023**  
 Financing:  
 Buyer Agency Compensation Remarks: **2.5% + HST**  
 Assignment Of Listing:  
 Offer Remarks: **72 hour irrevocable on all offers.**  
 Original List Price: **\$769,000.00**  
 List Brokerage: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**   
 List Salesperson: **Victoria Darling-Wadel, Salesperson**   
 Email: **vdarling@vianet.ca**  
 List Brokerage 2: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**   
 List Salesperson 2: **Jessica Brown, Salesperson**   
 Email: **jessicabrown@vianet.ca**

Expiration Date: **07/06/2023**  
 SPIS:  
 Int Bearing Bkg Trust Account: **No**  
 Contact After Expired: **No**  
 Special Agreement: **No**  
 HST Applicable to Sale: **No**

Brkge #: **705-789-4957**  
 Direct #: **705-571-2852**  
 L/SP Cell: **705-571-2852**  
 Phone: **705-789-4957**  
 Phone: **705-571-0882**  
 L/SP2 Cell: **705-571-0882**

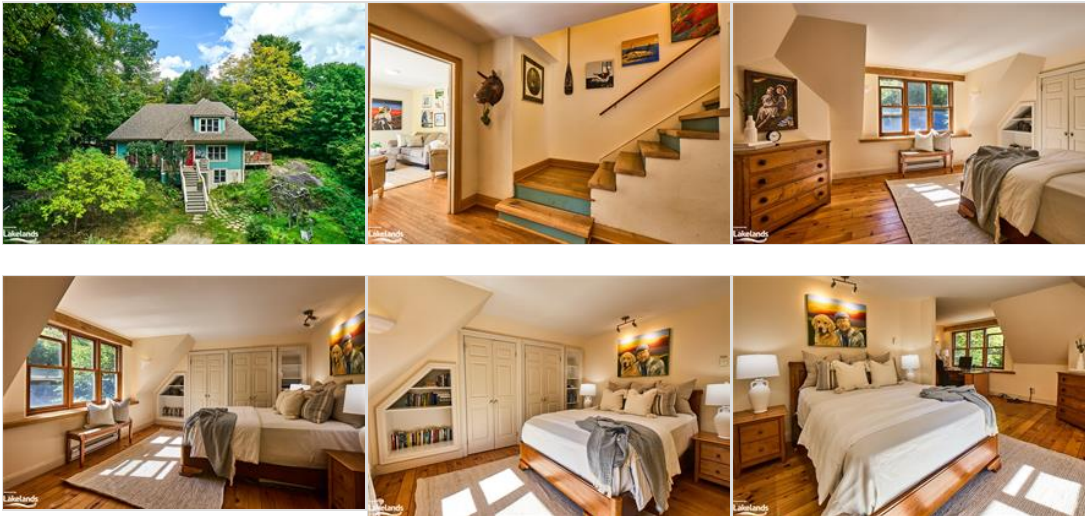
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Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Victoria Darling-Wadel, Salesperson  
 Date Prepared: 04/06/2023

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Photos

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