

730 NORTH WASEOSA LAKE Road, Huntsville, Ontario P1H 2J4

Listing

Member Full
Active / Residential

Listing ID: 40551089
 List Price: **\$1,445,000.00**
 New Listing



Muskoka/Huntsville/Chaffey 2 Storey/House/Detached

Water Body: **Waseosa Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Lower		1	
Main		1	1
Second	4	2	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **4 (3 + 1)**
 SqFt Fin Total: **2,893**
 AG Fin SqFt Range: **2001 to 3000**
 AG Fin SqFt: **2,011/LBO provided**
 BG Fin SqFt: **883**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$0.00/2024**
 Lot Size: **0.66/Acres**

ARN/PIN: 444202002306700 / 480770085
Legal: PCL 23706 SEC MUSKOKA; PT LT 12 CON 12 CHAFFEY PT 1 & 2 35R7148; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: Perched majestically on the placid shores of Waseosa Lake, a desired large water body on the north end of Huntsville, this fantastic home is found. Offering 3,000 square feet of finished living space, this floor plan is ideal for a large family with four bedrooms and four baths, a beautiful open concept entertaining space with gleaming hardwood floors and cosy gas fireplace as the anchor. The finished basement with family room and bar makes for extra space for the family to spread out and offers loads of extra storage. Meticulously-maintained and cared for, this home has been built, enjoyed and lovingly cared-for throughout the years and pride of ownership is evident. This property offers endless opportunities with a level lawn area to the front, a wide panoramic Southwest view over the lake to the rear and a detached garage tucked away at the road. The waterfront is serene and quiet with uninterrupted shoreline across the lake and a peaceful Algonquin feel with towering pines and deep, rocky and clear water. A short distance to Arrowhead Provincial Park offering year round camping, hiking and winter activities such as skiing and skating and only minutes to popular downtown Huntsville and all it has to offer for year round activities, culture, dining and an amazing community feel, this property would suit well as a cottage or someone who wants to set down roots and live in this wonderful area.

REALTOR®: Septic is sized for 3-bedroom home. Stairs to waterfront in need of repair. Please use caution when going to the waterfront. Tax information to be updated once received.

Directions to Property: **Highway 11 to North Waseosa Lake Road to SOP**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Water Access Deeded, Other**
 Dock Type: **Private Docking**
 Shoreline:
 Shore Rd Allow: **None**
 Channel Name:

Water View: **Direct Water View**
 Boat House:
 Frontage: **100.00**
 Exposure:
 Island Y/N: **No**

Auxiliary Buildings

Building Type
Garage

Beds
Baths
Kitchens
Winterized
Yes

Exterior

Exterior Feat: **Deck(s), Fishing, Recreational Area, Year Round Living**
 Construct. Material: **Solid Brick, Vinyl Siding**
 Shingles Replaced: **2015**
 Year/Desc/Source: **1980//Other**
 Property Access: **Municipal Road**

Foundation: **Concrete Block**

Roof: **Shingles**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee:

Other Structures: **Other** Winterized:
 Garage & Parking: **Attached Garage, Detached Garage//Outside/Surface/Open//Gravel Driveway**
 Parking Spaces: **12** Driveway Spaces: **8.0** Garage Spaces: **4.0**
 Services: **Cell Service, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup**
 Water Source: **Lake/River** Water Tmnt: **Sediment Filter, UV System** Sewer: **Septic**
 Lot Size Area/Units: **0.660/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **182.51** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities: Land Lse Fee: **Rectangular**
 Area Influences: **Highway Access, Lake/Pond, Landscaped, School Bus Route**
 View: **Lake, Trees/Woods, Water** Retire Com:
 Topography: **Hillside, Wooded/Treed** Fronting On: **South**


Interior

Interior Feat: **None**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Fireplace: **/Living Room** FP Stove Op:
 Under Contract: **Hot Water Heater, Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 23706 SEC MUSKOKA; PT LT 12 CON 12 CHAFFEY PT 1 & 2 35R7148; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **SR5** Survey: **Available, Boundary Only/ 1980**
 Assess Val/Year: **\$663,000/2023** Hold Over Days:
 PIN: **480770085** Occupant Type: **Owner**
 ROLL: **444202002306700**
 Possession/Date: **30 - 59 Days/** Deposit: **5%**

Marketing

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

Brokerage Information

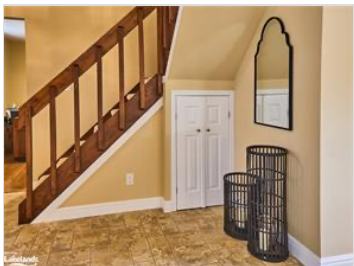
List Date: **03/19/2024** Expiration Date: **06/20/2024** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **No**
 Representation Type: **Designated Representative**
 Offer Remarks: **72 hour irrevocable on all offers. Please attached Schedule B to all offers. Please insert in all APS: "The Buyer acknowledges and accepts the septic is sized for a three bedroom home".**
 Original List Price: **\$1,445,000.00**
 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**

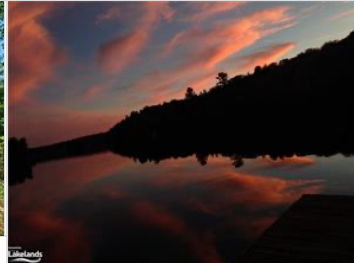
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Photos

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