

Property Member Full

1 NORTHDOWN Street, Huntsville, Ontario P1H 2R3

Listing

Member Full
Active / Residential Lease

Confidential for REALTORS® Only

MLS® #: 40404726
List Price: **\$3,100.00/Per Month**
New Listing



**Muskoka/Huntsville/Chaffey
Sidesplit/House/Detached**

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SqFt Fin Total: **1,655/Plans**
 AG Fin SqFt Range: **1001 to 1500**
 AG Fin SqFt: **1,218.00/Plans**
 BG Fin SqFt: **436.90/Plans**
 DOM/CDOM: **3/3**
 Pets Y/N:
 Lease Term: **12 Months**
 Parking Spcs: **8**
 Furnished: **Partial**
 Common Elements: **No**

Remarks/Directions

Public: Incredible newer built home in desirable Huntsville neighbourhood awaits the next family to enjoy. This split level design is fully finished providing great living and flex spaces with lower level family room and main floor both bright and sunny with plenty of windows throughout. Amazing interior entry from the large garage offers tons of storage with large mud room/laundry making it convenient for all seasons from snow boots to springtime mud. Engineered hardwood floors throughout the main floor create a fantastic flow and tie together the 3 bedrooms including ensuite and four piece bath into the open concept principal spaces. Gorgeous gas fireplaces anchor the living and family rooms creating warm and cozy spaces to relax and enjoy. Located in a quiet family subdivision with great access to all the amazing amenities Huntsville has to offer, walking distance to Avery Beach, parks and tons of dining and recreational options.

Directions to Property: Main Street W to Yonge Street S to Irene Street to Walter Street to Northdown Street to SOP or Main Street W to Yonge Street S to Greaves Avenue to Goodwin Drive to Northdown Street to SOP

Exterior

Exterior Feat: Deck(s), Porch, Recreational Area, Year Round Living
Construct. Material: Vinyl Siding
Shingles Replaced: 2018//Owner
Yr Built Desc: 2018//Owner
Property Access: Municipal Road
Garage and Parking: Attached Garage, Front Yard Parking, Outside/Surface/Open, Gravel Driveway
Parking Spaces: 8
Water Source: Municipal
Lot Size Area/Units: 0.180/Acres
Lot Front (Ft): 94.70
Location: Urban
Area Influences: Public Transit, School Bus Route, Schools
View: Downtown, Trees/Woods
Topography: Sloping

Foundation: Block
Roof: Shingles
Prop Attached: Detached
Apx Age: 0-5 Years
Rd Acc Fee:
Driveway Spaces: 6
Garage Spaces: 1.5
Water Tmnt:
Sewer: Sewer (Municipal)
Acres Rent: 0.50-1.99
Lot Depth (Ft): 97.00
Acres Rent:
Lot Shape: Rectangular
Lot Irregularities:
Land Lse Fee:
Retire Com:
Fronting:

Interior

Interior Feat: On Demand Water Heater
Basement: Partial Basement, Fully Finished, Walk-Out
Laundry Access: Electric Dryer Hookup, Laundry Room, Lower Level, Washer Hookup
Cooling: Central Air
Heating: Forced Air, Gas
Fireplace: 2/Living Room, Natural Gas, Rec Room
Inclusions: Dishwasher, Microwave, Refrigerator, Stove
Electric Age:

FP Stove Op:
Plumbing Age:
Furnished: Partial

Common Elements

Common Elements

Locker:

Balcony:


Lease/Rental

Tenant Pays: **Cable TV, Heat, Hydro, Internet, Natural Gas, Tenant Insurance, Water**
 Owner Pays: **Building Insurance, Building Maintenance, Property Taxes, Snow Removal**
 Legal Desc: **PCL PLAN-1 SEC M536; LT 23 PL M536 CHAFFEY; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**





Zoning: **R2**
 Assess Val/Year: **\$323,000/2023**
 PIN: **480960041**
 ROLL: **444202000400900**
 Possession/Date: **30 - 59 Days/2023-06-16**
 Prop Mgt Contact:

Survey: **Available/**
 Hold Over Days:
 Occupant Type: **Tenant**
 Deposit: **6200.00**
 Sublease Y/N: **No**

Marketing

Showing Requirements: **Showing System**
 Showings: 
 Showing Remarks: **24 hour minimum notice for showings. Daytime showings during school hours.**
 Lockbox Type: **Other** Locbox Loc/Serial#:/
 Possession: **30 - 59 Days**

Brokerage Information

List Date: **04/21/2023** Expiration Date: **07/24/2023** Int Bearing Bkg Trust Account:
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **.5 months rent** Special Agreement: **No**
 Original List Price: **\$3,100.00**
 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

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**

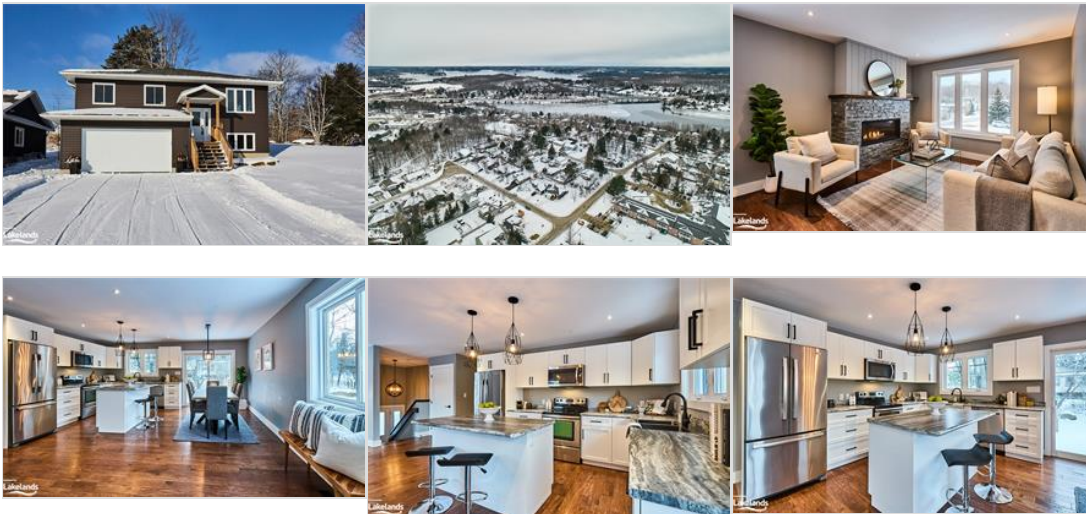
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Source Board: The Lakelands Association of REALTORS®
 Prepared By: Victoria Darling-Wadel, Salesperson
 Date Prepared: 04/24/2023

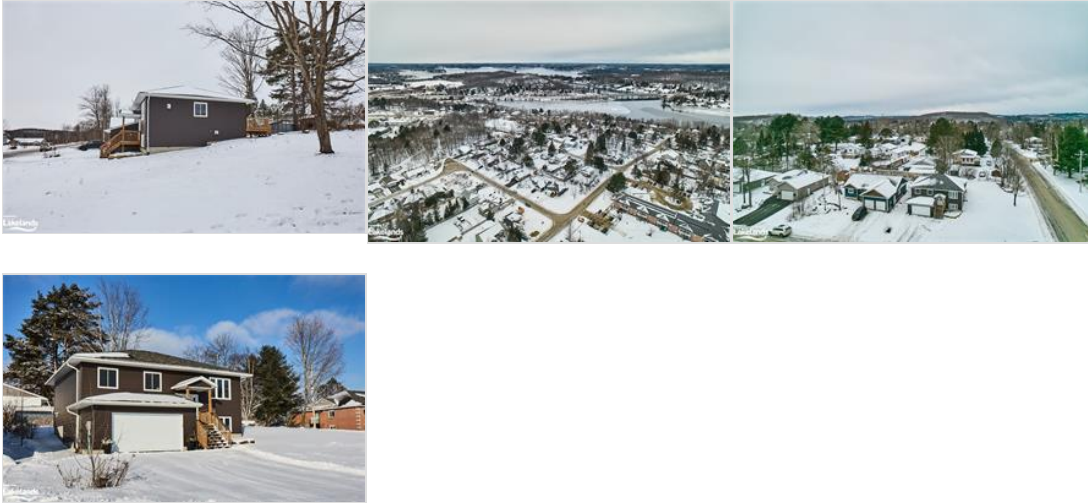
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Photos

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