

# 10 GOODWIN Drive, Huntsville, Ontario P1H 1V2

Listing

Member Full  
**Active / Residential**

**Listing ID: 40545595**  
**List Price: \$619,000.00**



## Muskoka/Huntsville/Chaffey Bungalow Raised/House/Detached

	Beds	Baths	Kitch
Lower	1	1	
Main	3	2	1

Beds (AG+BG): **4 (3 + 1)**  
 Baths (F+H): **3 (2 + 1)**  
 SqFt Fin Total: **1,735**  
 AG Fin SqFt Range: **1001 to 1500**  
 AG Fin SqFt: **1,035/LBO provided**  
 BG Fin SqFt: **700/LBO provided**

Ownership Type: **Freehold/None**  
 Tax Amt/Yr: **\$2,966.00/2023**  
 Lot Size: **0.23/Acres**

**ARN/PIN:** 444202000400923 / 480960016  
**Legal:** PCL 45-1 SEC M536; LT 45 PL M536 CHAFFEY; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

### Remarks/Directions

**Public:** **Wonderful in-town home that will suit your family perfectly! Ideally located in a family friendly neighbourhood on a quiet street in the sought-after and growing community of Huntsville. With three bedrooms upstairs and two baths including a primary and ensuite, open concept living and dining and access to the rear deck and treed yard, these sunny spaces will be sure to impress. A fully finished lower level with a fourth bedroom, extra flex space room, family room and third bath, this home has tons of space for all your needs. Located walking distance from beautiful Lake Vernon's Avery Beach and the Hunter's Bay trail, Huntsville's full offerings of dining, recreation and culture are at your fingertips. Well-updated with the important functions of any home such as roof and natural gas furnace and the ease of municipal services, this home provides a low-maintenance option and is ready for the next family to enjoy!**

**Directions to Property: Young Street S to Greaves Avenue to Goodwin Drive to SOP**

### Exterior

Exterior Feat:	<b>Recreational Area, Year Round Living</b>		Roof:	<b>Shingles</b>	
Construct. Material:	<b>Vinyl Siding</b>	Foundation:	<b>Block</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2018</b>			Apx Age:	<b>16-30 Years</b>
Year/Desc/Source:	<b>//</b>			Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>			Garage Spaces:	<b>1.0</b>
Garage & Parking:	<b>Attached Garage//Outside/Surface/Open//Asphalt Driveway</b>	Driveway Spaces:	<b>2.0</b>	Sewer:	<b>Sewer (Municipal)</b>
Parking Spaces:	<b>3</b>	Water Tmnt:		Acres Rent:	
Water Source:	<b>Municipal</b>	Acres Range:	<b>&lt; 0.5</b>	Lot Shape:	<b>Rectangular</b>
Lot Size Area/Units:	<b>0.225/Acres</b>	Lot Depth (Ft):		Land Lse Fee:	
Lot Front (Ft):	<b>62.50</b>	Lot Irregularities:		Retire Com:	
Location:	<b>Urban</b>			Fronting On:	<b>South</b>
Area Influences:	<b>Highway Access, Landscaped, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby</b>				
View:	<b>Trees/Woods</b>				
Topography:	<b>Sloping</b>				

### Interior

Interior Feat:	<b>Work Bench</b>	Basement Fin:	<b>Fully Finished</b>	Contract Cost/Mo:	
Basement:	<b>Full Basement</b>				
Basement Feat:	<b>Walk-Out</b>				
Laundry Feat:	<b>Laundry Room, Lower Level</b>				
Cooling:	<b>Central Air</b>				
Heating:	<b>Forced Air</b>				
Under Contract:	<b>None</b>				
Lease to Own:	<b>None</b>				
Inclusions:	<b>Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings</b>				

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PCL 45-1 SEC M536; LT 45 PL M536 CHAFFEY; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **Urban Residential - Low**  
Assess Val/Year: **\$237,000/2023**  
PIN: **480960016**  
ROLL: **444202000400923**  
Possession/Date: **30 - 59 Days/**

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

**Marketing**

Showing Requirements: **Showing System**  
Showings: **🔒**  
Showing Remarks: **Book through BrokerBay.**  
Lockbox Type: **SentriLock**  
Sign on Prop: **Yes**  
Possession: **30 - 59 Days**

Locbox Loc/Serial# :**Front Door/**

**Brokerage Information**

List Date: **03/07/2024**      Expiration Date: **06/07/2024**      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: **48 hour irrevocable for all offers. Please include Schedule B with any offer.**  
Original List Price: **\$649,000.00**  
List Brokerage: **[Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)**   
List Salesperson: **[Jessica Brown, Salesperson](#)**   
Email: **[jessicabrown@vianet.ca](mailto:jessicabrown@vianet.ca)**  
List Brokerage 2: **[Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)**   
List Salesperson 2: **[Victoria Darling-Wadel, Salesperson](#)**   
Email: **[vdarling@vianet.ca](mailto: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: Victoria Darling-Wadel, Salesperson

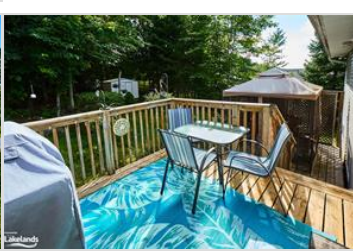
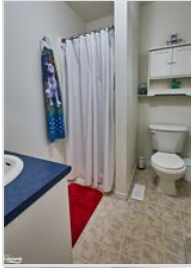
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Photos

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