

256 WOODLAND Drive, Huntsville, Ontario P1H 1A6

Listing

Listing ID: 40522061
List Price: \$899,900.00



Muskoka/Huntsville/Chaffey 2 Storey/House/Detached

Water Body: **Peninsula Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1	1	
Main	3	1	
Second			1

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **2 (2 + 0)**
 AG Fin SqFt Range: **1501 to 2000**
 AG Fin SqFt: **1,800/LBO provided**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$3,053.96/2023**

ARN/PIN: 444202001206200 / 480820097
Legal: PCL 25018 SEC MUSKOKA; LT 16 PL M473 CHAFFEY; S/T EASEMENT IN GROSS OVER PT 1 35R10937 AS IN LT133154; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: **Introducing a captivating year-round haven nestled in the heart of Hidden Valley. The spacious living area features warm toned floors and a cozy fireplace, creating a welcoming atmosphere for family gatherings or intimate evenings. The heart of the home is the gourmet kitchen, complete with solid surface countertops, stainless steel appliances, and ample cabinet space. Whether you're preparing a quick breakfast or hosting a culinary masterpiece, this kitchen is a chef's dream. One of the standout features of this property is the expansive Muskoka room, where you can immerse yourself in nature while staying comfortably sheltered from the elements with a gorgeous fireplace anchoring the room. For outdoor enthusiasts, the entertainment deck is an absolute highlight. With ample space for barbecues, lounging, and dining al fresco, it's the perfect spot to soak in the serene surroundings or entertain guests under the starlit sky! This Hidden Valley gem offers unparalleled convenience with its proximity to the ski hill, making it a winter wonderland for avid skiers and snowboarders. And when the snow melts, the property provides deeded water access to private beach on Peninsula Lake, for Hidden Valley Owners and offering dock leases. Or at one of the world renowned golf courses within a 3-minute drive. The icing on the cake is the potential in-law suite space with on the walkout lower level for extended family and guests to enjoy. In summary, this Hidden Valley retreat is a rare find that seamlessly combines modern living with Muskoka's natural beauty. Whether you seek adventure on the slopes or tranquility by the lake, this main floor three-bedroom, two bathroom gem is your year-round sanctuary. The attached oversize heated garage and opportunity to connect to natural gas are added benefits. Don't miss the opportunity to make this dream home yours and experience the best that Muskoka living has to offer.**

Directions to Property: **Hidden Valley Road to Skyline Drive to Woodland Drive to SOP**

Waterfront

Waterfront Type:	Indirect Waterfront	Water View:	No Water View
Waterfront Features:	Water Access Deeded	Boat House:	
Dock Type:	Private Docking	Frontage:	0.00
Shoreline:		Exposure:	
Shore Rd Allow:	Not Owned	Island Y/N:	No
Channel Name:			

Exterior

Exterior Feat:	Recreational Area, Year Round Living	Roof:	Shingles
Construct. Material:	Stone, Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	31-50 Years
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	Municipal Road, Year Round Road	Garage Spaces:	2.0
Garage & Parking:	Attached Garage//Outside/Surface/Open		
Parking Spaces:	12	Driveway Spaces:	10.0
Services:	Natural Gas Available	Water Tmnt:	
Water Source:	Municipal	Acres Range:	< 0.5
Lot Size Area/Units:	/	Acres Rent:	
Lot Front (Ft):	96.60	Lot Depth (Ft):	
		Lot Shape:	

Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Beach, Highway Access, Lake Access, School Bus Route, Skiing**
View: **Trees/Woods** Retire Com:
Topography: **Wooded/Treed** Fronting On: **West**
Restrictions: **Easement** Exposure:


Interior

Interior Feat: **In-law Capability**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Basement Feat: **Walk-Out, Walk-Up**
Laundry Feat: **Laundry Room, Lower Level**
Cooling: **Central Air**
Heating: **Fireplace-Propane, Oil**
Fireplace: **/Living Room, Propane, Other** FP Stove Op:
Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**





Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PCL 25018 SEC MUSKOKA; LT 16 PL M473 CHAFFEY; S/T EASEMENT IN GROSS OVER PT 1 35R10937 AS IN LT133154; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA**
Zoning: **Recreational Resort Residential** Survey: **Available, Boundary Only/ 1986**
Assess Val/Year: **\$293,000/2023** Hold Over Days:
PIN: **480820097** Occupant Type: **Owner**
ROLL: **444202001206200**
Possession/Date: **30 - 59 Days/** Deposit: **5%**

Marketing

Showing Requirements: **Showing System**
Showings: 
Showing Remarks: **Book through ShowingTime. Please turn lights off and leave a card.**
Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**
Sign on Prop: **Yes**
Possession: **30 - 59 Days**

Brokerage Information

List Date: **01/08/2024** Expiration Date: **05/23/2024** 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 on all offers. Please include Schedule B with any offer.**
Original List Price: **\$899,900.00**
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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Source Board: The Lakelands Association of REALTORS®

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Photos

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Private Beach and dock area for Hidden Valley Property Owners Association



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