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

Listing

Member Full Listing ID: 40551089 **Active / Residential** 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)SaFt Fin Total: 2,893

2001 to 3000 AG Fin SqFt Range: AG Fin SqFt: 2,011/LBO provided

BG Fin SqFt: 883

Ownership Type: Freehold/None \$6,384.88/2023 Tax Amt/Yr: Lot Size: 0.66/Acres

ARN/PIN:

444202002306700 / 480770085

PCL 23706 SEC MUSKOKA; PT LT 12 CON 12 CHAFFEY PT 1 & 2 Legal: 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. Meticulouslymaintained 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.

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

Waterfront Type: Waterfront Features:

Dock Type:

Channel Name:

**Direct Waterfront** 

Water Access Deeded, Other

Private Docking

Shoreline: Shore Rd Allow:

None

Water View: Direct Water View

Boat House:

100.00 Frontage:

Exposure: Island Y/N:

Auxiliary Buildings Winterized

Yes

**Building Type** Beds Baths # Kitchens Garage

Exterior

Exterior Feat: Deck(s), Fishing, Recreational Area, Year Round Living

Construct. Material: Solid Brick, Vinyl Siding

Shingles Shingles Replaced: 2015 Foundation: **Concrete Block** Prop Attached: Detached 31-50 Years 1980//Other Year/Desc/Source: Apx Age:

Property Access: **Municipal Road** 

Rd Acc Fee:

Other Structures: Other Winterized:

Garage & Parking: Attached Garage, Detached Garage//Outside/Surface/Open//Gravel Driveway

Parking Spaces: Driveway Spaces: 8.0 Garage Spaces: 4.0 12

Services: Cell Service, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup

Sediment Filter, UV Water Source: Water Tmnt: Lake/River Sewer: Septic

System

Lot Size Area/Units: 0.660/Acres Acres Range: 0.50-1.99 Acres Rent:

Lot Front (Ft): 182.51 Lot Depth (Ft): Lot Shape: Rectangular

Location: Rural Lot Irregularities: Land Lse Fee:

Area Influences: Highway Access, Lake/Pond, Landscaped, School Bus Route

Lake, Trees/Woods, Water View. Retire Com:

Hillside, Wooded/Treed Topography: Fronting On: South

Interior -

Interior Feat: None

**Full Basement Fully Finished** Basement: Basement Fin:

Laundry Feat: Laundry Room, Main Level

Cooling: **Central Air** 

Forced Air-Propane Heating:

Fireplace: Living Room FP Stove Op: Under Contract: Hot Water Heater, Propane Tank Contract Cost/Mo:

Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Window Coverings Inclusions:

Property Information

Common Elem Fee: No Local Improvements Fee:

PCL 23706 SEC MUSKOKA; PT LT 12 CON 12 CHAFFEY PT 1 & 2 35R7148; HUNTSVILLE; THE DISTRICT Legal Desc:

**MUNICIPALITY OF MUSKOKA** 

Zonina: SR5 Survev: Available, Boundary Only/ 1980

Assess Val/Year: Hold Over Days: \$663,000/2023

480770085 Occupant Type: Owner PIN: ROII · 444202002306700

Possession/Date: 30 - 59 Days/ Deposit: 5%

Marketing

Showing Requirements: Showing System

Showings: A

Showing Remarks: Book through BrokerBay.

Lockbox Type: SentriLock

Sign on Prop: Yes

Possession: 30 - 59 Days

Brokerage Information

06/20/2024 Int Bearing Bkg Trust Account: No List Date: Expiration Date: 03/19/2024

Financing: Contact After Expired: No Buyer Agency Compensation Remarks: 2.5% + HST Special Agreement: No HST Applicable to Sale: No

Assignment Of Listing: 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

Coldwell Banker Thompson Real Estate, Brokerage, Huntsville List Brokerage: Brkge #: 705-789-4957

Jessica Brown, Salesperson List Salesperson: Direct #: 705-571-0882 Email: jessicabrown@vianet.ca L/SP Cell: 705-571-0882 Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 📈 List Brokerage 2: Phone: 705-789-4957

Victoria Darling-Wadel, Salesperson List Salesperson 2: Phone: 705-571-2852

Email: vdarling@vianet.ca L/SP2 Cell: **705-571-2852** 

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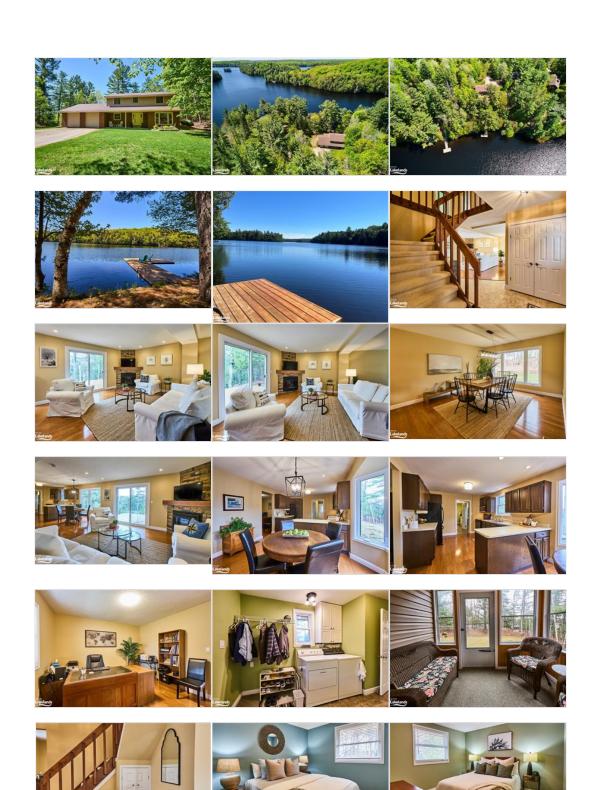
\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

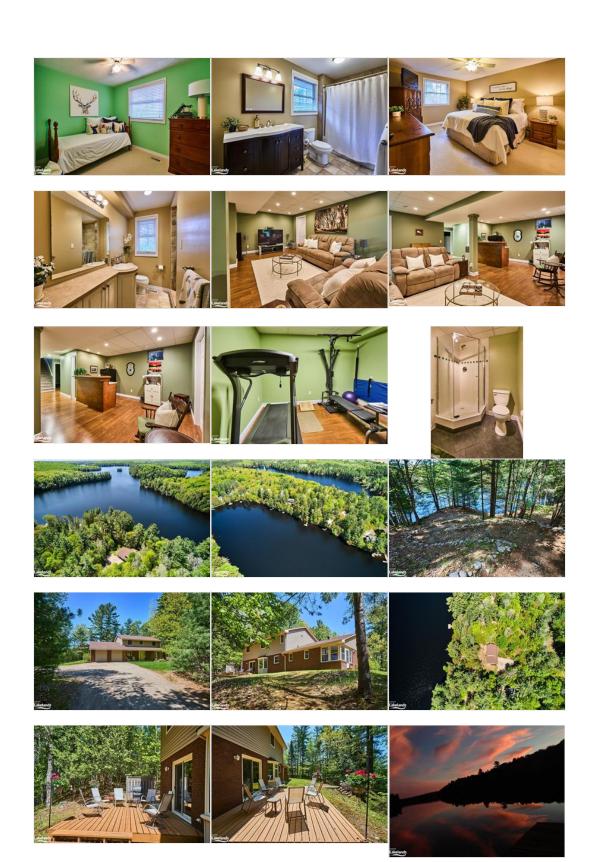
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Photos

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