

Other Structures: **Other** Winterized: **Driveway**
 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): Lot Shape: **Rectangular**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Highway Access, Lake/Pond, Landscaped, School Bus Route** Land Lse Fee:
 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

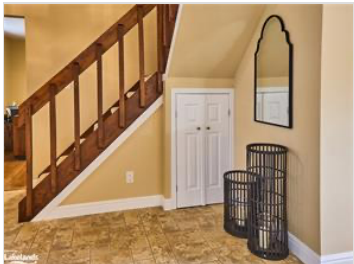
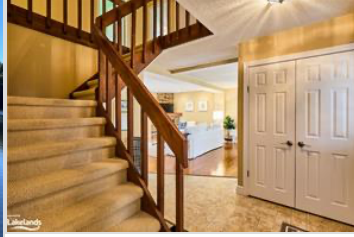
List Date: **03/19/2024** Expiration Date: **06/20/2024** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **No**
 Representation Type: **Designated 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**

Confidential for REALTORS® Only
 Source Board: The Lakelands Association of REALTORS®

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Photos

Listing ID: 40551089







Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.