

979 HUTCHESON Road, Huntsville, Ontario P1H 2J6

Listing

Member Full
Active / Residential

Listing ID: 40532304
 List Price: **\$1,349,000.00**
 New Listing



Muskoka/Lake of Bays/Sinclair Contemporary/House/Detached

	Beds	Baths	Kitch
Main	1	2	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 AG Fin SqFt Range: **2001 to 3000**
 AG Fin SqFt: **2,360/Plans**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$2,558.46/2023**
 Lot Size: **1.140/Acres**

ARN/PIN: 442702000500405 / 480730761
Legal: PCL 3969 SEC MUSKOKA; PT LT 14 CON 4 SINCLAIR AS IN LT6568 EXCEPT PT 8, 9, 35-38 35R11892 & PT 1 - 10 35R22975; S/T LT21048; TOWNSHIP OF LAKE OF BAYS

Remarks/Directions

Public: Custom-built one of a kind property built with attention to every detail. The romance starts when you pull up the driveway and the love affair continues as you meander through the boastful perennial gardens and embark on your tour of this home. Step through the ornate front door into a world of refined Zen-like tranquility. Boasting 2550 square feet and surrounded by Muskoka forrest. Cozy yet expansive in its breadth, you are welcomed into a living space that welcomes the outdoors in and enjoys a stone fireplace as an anchor with the chef's kitchen providing an amazing space to gather. Truly a pleasure to create in this area with private pantry, concrete counters and restaurant-grade walk-in fridge connected to the space. A primary retreat is offered on the main-level with a walkout to patio and the lush garden escape with private hot tub area perfect for star-gazing. The upper level of the home provides two further bedrooms and a full bath and continues the style of indoor/outdoor living with both walking out to arguably the most special part of this home. What is called a 'living roof' (30 feet by 50 feet) is a truly incredible space to live amongst nature and continue the trend of providing a home that was sincerely constructed with efficiency and eco-conscious principles in mind. Topping off this one of a kind property is the double detached garage with second storey loft (528sqft - 22x24ft) that is an extension of the living space and offers a fantastic guest suite, artisan studio or musical space. Enjoy the serenity of a private sanctuary that feels worlds away, yet is only moments from the vibrant heart of Huntsville.

REALTOR®: Utilities: Hydro 120/month; propane (tank rental Moore propane)-250/month - includes kitchen stove, heating and hot water. Hydronic radiant floor on main floor with the wood stove and hot water radiators on second floor. (run off of propane). The walk in fridge has a commercial compressor that is used from May - October (they use the outdoor air temperature through in-flow and out-flow vents). There is no paint in the house only clay plaster was used.

Directions to Property: Highway 60 to Limberlost Road to Hutcheson Road to SOP

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				Yes

Exterior

Exterior Feat: **Balcony, Deck(s), Landscaped, Privacy, Recreational Area, Year Round Living**

Construct. Material: **Board & Batten**

Shingles Replaced: Foundation: **ICF**

Year/Desc/Source: **2019/Owner/Owner**

Property Access: **Municipal Road, Paved Road, Public Road**

Other Structures: **Other**

Garage & Parking: **Detached Garage//Outside/Surface/Open//Gravel Driveway**

Parking Spaces: **8** Driveway Spaces: **6.0**

Services: **Cell Service**

Water Source: **Drilled Well**

Lot Size Area/Units: **1.140/Acres**

Lot Front (Ft): **282.33**

Location: **Rural**

Roof: **Metal**

Prop Attached: **Detached**

Apx Age: **0-5 Years**

Rd Acc Fee: **Fully Winterized**

Winterized: **Fully Winterized**

Garage Spaces: **2.0**

Sewer: **Septic**

Acres Rent: **0.50-1.99**

Lot Shape: **0.50-1.99**

Land Lse Fee: **0.50-1.99**

Area Influences: **Airport, Business Centre, Downtown, Golf, Highway Access, Major Highway, School Bus Route, Schools, Skiing, Visual Exposure**
 View: **Forest, Garden, Panoramic, Trees/Woods**
 Topography: **Level, Wooded/Treed**
 School District: **Trillium Lakelands District School Board**
 High School: **HHS**

Retire Com:
 Fronting On: **East**


Interior

Interior Feat: **Guest Accommodations, Hot Tub, Oven Built-in, Propane Tank, Workshop**
 Basement: **None** Basement Fin:
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **None**
 Heating: **Fireplace-Wood, Propane, Radiant, Water Radiators, Other**
 Fireplace: **1/Living Room, Wood** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Hot Tub, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer**
 Add Inclusions: **Dishwasher, Dryer, Hot Tub, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer. Wolf stove, Wood stove in garage loft in as is condition is not hooked up. Compressor in walk in fridge. Leaving wood in wood shed.**
 Exclusions: **Furniture inside and outside. All art. All tools in garage. Wooden shelves in lower level garage south side.**


Property Information

Common Elem Fee: **No** Local Improvements Fee:
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 Zoning: **RU** Survey: **Available/ 2016**
 Assess Val/Year: **\$479,000/2023** Hold Over Days: **60**
 PIN: **480730761** Occupant Type: **Owner**
 ROLL: **442702000500405**
 Possession/Date: **30 - 59 Days/** Deposit: **5%**

Marketing

Showing Requirements: **Showing System**
 Showings: 
 Showing Remarks: **Book through Broker Bay.**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**
 Sign on Prop: **Yes**
 Possession: **30 - 59 Days**

Brokerage Information

List Date: **02/23/2024** Expiration Date:
 Financing: SPIS:
 Buyer Agency Compensation Remarks: **2.5% + HST** Int Bearing Bkg Trust Account: **No**
 Assignment Of Listing: Contact After Expired: **No**
 Representation Type: **Designated Representative** Special Agreement: **No**
 Offer Remarks: **48 hour irrevocable on all offers. Please include Schedule B with offer and 801 form is appreciated.** HST Applicable to Sale: **No**
 Original List Price: **\$1,349,000.00**
 List Brokerage: **Chestnut Park Real Estate Ltd., Brokerage, Port Carling**  Brkge #: **705-765-6878**
 List Salesperson: **Ragan E.M. Zilic, Broker**  Direct #: **705-765-6878**
 Email: **raganzilic@gmail.com** L/SP Cell: **705-571-0179**
 List Brokerage 2: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**  Phone: **705-789-4957**
 List Salesperson 2: **Jessica Brown, Salesperson**  Phone: **705-571-0882**
 Email: **jessicabrown@vianet.ca** L/SP2 Cell: **705-571-0882**
 List Brokerage 3: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**  Phone: **705-789-4957**
 List Salesperson 3: **Victoria Darling-Wadel, Salesperson**  Phone: **705-571-2852**
 Email: **vdarling@vianet.ca** L/SP3 Cell: **705-571-2852**

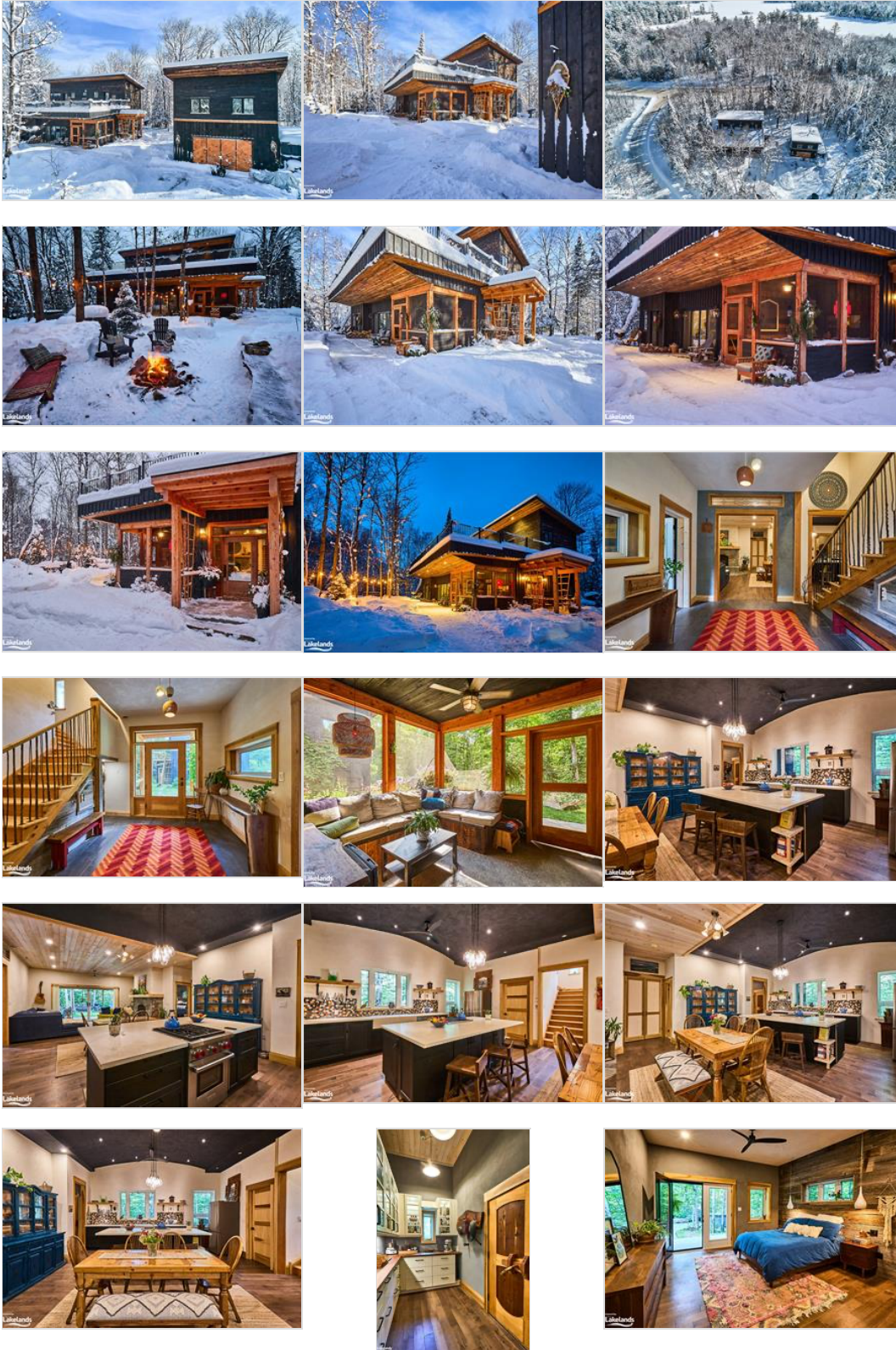
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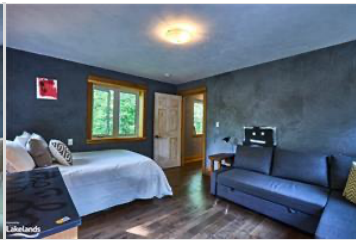
Source Board: The Lakelands Association of REALTORS®
 Prepared By: Alison Boyd, Personal Assistant
 Date Prepared: 02/23/2024

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Photos

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