

Property Member Full (NEW)

216 MARSH Road E, Huntsville, Ontario P1H 1L6

Muskoka / Huntsville / Chaffey
Residential / Freehold/None
Bungalow / House / Detached

Pending
MLS@: 40302059
List Price: \$499,000.00
Sale Price: \$435,000.00
DOM/CDOM: 20 / 26



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				960
3	1	1		
1				
4	1	1	0	960
Garage	Driveway	Total	AG Range:	501 to 1000
1.0	4.0	5	AG Source:	Other

Recent:

Seller: Fred Henwood and Darle Henwood
ARN/PIN: 444202001304100 / 480790026
Legal: Concession 3 , Lot 11 , RP BR916 , Part 5 , Town of Huntsville

Directions to Property: Highway 11 N To Ravenscliffe Road Exit - Left Turn - Opposite Opp Office

Cross Street:

Lot Front:	100 ft	Water Body:	--	Const Mats:	Vinyl Siding
Lot Depth:	150 ft	Water Type:	--	Approx Age:	51-99 Years
Lot Shape:	Rectangular	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Block
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	Full Basement
Acres Range:	< 0.5	Water Src:	Municipal	Basement Fin:	Partially Finished
Topography:	Level	Water Trmnt:	--	Roof/Replaced:	Asphalt Shingle/
Fronting On:	--	Well Testing:	--	Garage:	Attached Garage
Location:	Rural	Well Depth:	--	Winterized:	--
Zoning:	RU	Pool:	--	Survey:	None/
UFFI:	--				

REALTOR Remarks: Seller turned off the 2 piece washroom many years ago. Washroom was not noted in description as it will be sold as - is. Buyer to do proper due diligence. Seller is a senior moving to an apt and Buyer will accept all contents left on requisition date.

Showing Remarks: Seller is a senior. Needs adequate notice.

.Additional Property Information.

Driveway Parking: Front Yard Parking
Year Built Des: Estimate
Interior Features: Auto Garage Door Remote(s)
Exterior Features: Deck(s)
Parking Features: Inside Entry
Accessibility Features: Exterior Lift
Laundry Features: In Basement
Area Influences: Beach, Cul de Sac/Dead End, Dog Park, Highway Access, Lake Access, Park
Services: Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas

.Inclusions / Exclusions / Additional.

Inclusions: Negotiable // Wheelchair lift in garage
Exclusions: --
Heating: Electric, Fireplace-Gas **Cooling:** None

.Listing Information.

List Date:	07/28/2022	Financing:		Original List Price:	\$499,000
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$2,637.33/2021
Deposit:	5%	HST App to Sale:		Assessment:	219,500/2021
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:		IBTA:	No	Sign on Property:	Yes
Occupant Type:	Owner			Environ. Audit:	
Pending Date:	08/17/2022	Close Date:	10/24/2022		
Buyer Agency Compensation:	2.5%				

.Showing Information.

Showing Req: TLBO (List Brokerage) **Lockbox Type:** None **Lockbox Pin:**
Showings: **Lockbox Location:**

.Listing Agent & Brokerage Information.

List Brokerage: [SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE](#) **T:** 705-788-1200 **F:**
List Salesperson: [Jamie Lockwood, Broker](#) **E:** homejames@vianet.ca **T:** 705-783-6821 **C:**

.Buyer Agent & Brokerage Information.

Buyer Brokerage: [Homelife Miracle Realty Ltd., Brokerage](#)
Buyer Salesperson: Neel Saraiya, Salesperson

T: (416) 747-9777
T:

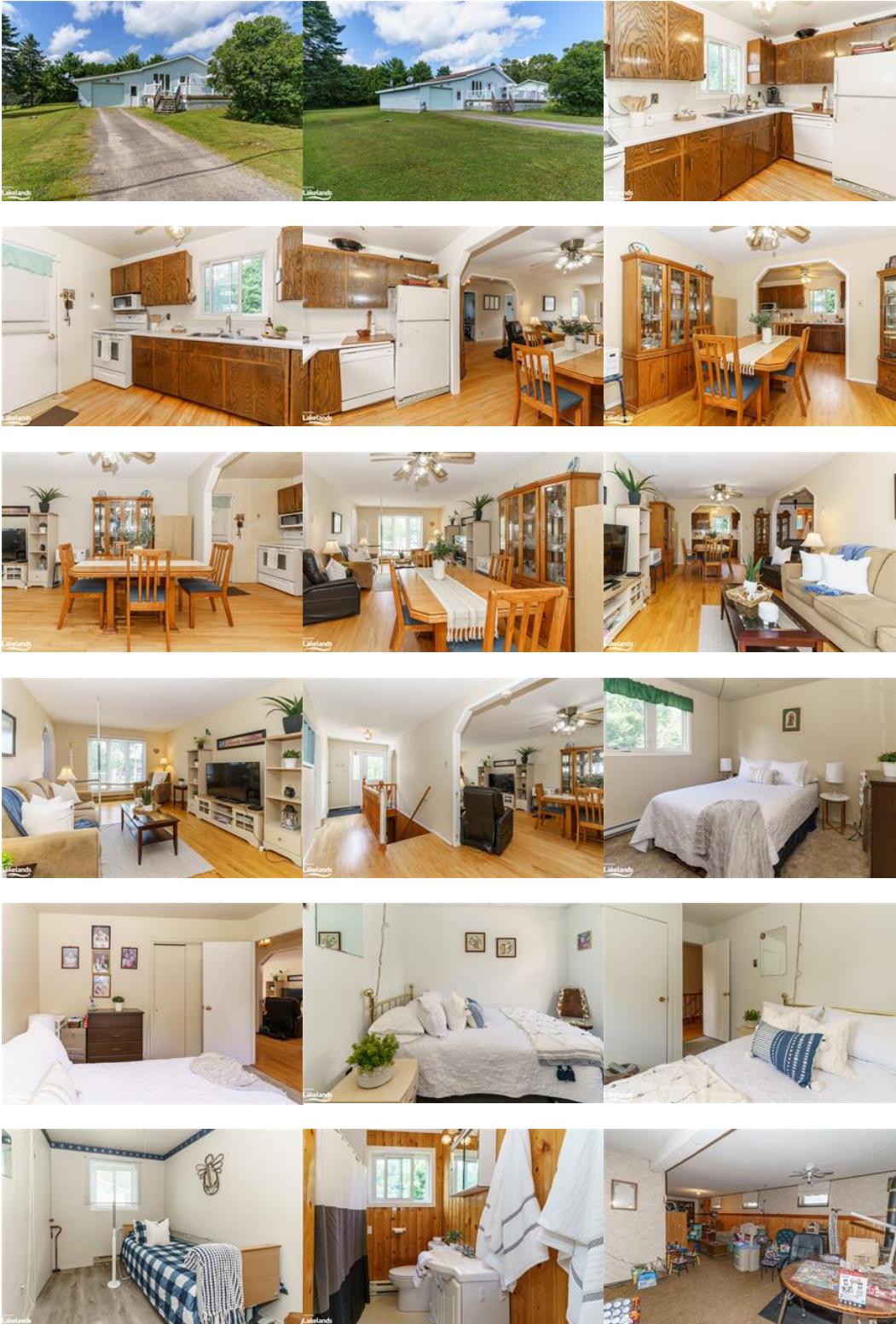
Public Remarks: A wonderful location for a family starting out. From this bungalow, have close proximity to the skateboard park, ball diamonds, soccer pitch and public beach. For anyone commuting to work, highway access is very close. Large, level backyard with one side fenced. The bungalow features 3 main floor bedrooms and a full bathroom with open concept dining / kitchen / living area. The lower level offers an additional bedroom, rec room and office area. An added bonus is the inside entry from the garage and an oversized deck for family and friends. Adjacent Commercial lot (100 X 150 ft) is also for sale. Would make a great location for a business with your home next door.

Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
Prepared By: Darby Hiles, Broker
Date Prepared: 10/05/2022

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MLS®#: 40302059





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26 DAIRY Lane Unit #304, Huntsville, Ontario P1H 0A4

Muskoka / Huntsville / Chaffey
Residential / Condominium
1 Storey/Apt / Apartment/Condo Unit / Attached

Closed
MLS@: 40299819
List Price: \$399,900.00
Condo Fee: \$528.68/M
Sale Price: \$395,000.00
DOM/CDOM: [37 / 71](#)



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				938
1	1	1	1	
1	1	1	1	938
Garage	Driveway	Total	AG Range:	501 to 1000
1.0	0.0	1	AG Source:	LBO provided

Recent: **09/29/2022 : Closed : P->CL**
Seller: [Get from GeoWarehouse](#)
ARN/PIN: 444202000809519 / 488570018
Legal: UNIT 4, LEVEL 3, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 57. PROPERTY: PT LT 13 CON 2 CHAFFEY PT 1-8 INCL & PT 17 35R21409; T/W EASEMENTS SCHEDULE A OF DECLARATION NO. MT50963; HUNTSVILLE; DISTRICT OF MUSKOKA

Directions to Property: Centre St To Dairy Lane To #26 Dairy Lane Heights (2nd Building, End Of Road)
Cross Street:

Lot Front:	0 ft	Water Body:	--	Const Mats:	Hardboard
Lot Depth:	0 ft	Water Type:	--	Approx Age:	6-15 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	2008/Estimated
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Concrete
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	None
Acres Range:	--	Water Src:	Municipal	Basement Fin:	--
Topography:	Terraced	Water Trmnt:	Reverse Osmosis	Roof/Replaced:	Tar and Gravel/ Underground Parking
Fronting On:	North	Well Testing:	--	Garage:	Fully Winterized
Location:	Urban	Well Depth:	--	Winterized:	Boundary Only/
Zoning:	R4-1613	Pool:	None	Survey:	
UFFI:	No				

Showing Remarks: Book through BrokerBay. Pick up key at listing office.

Additional Property Information.

Driveway Parking:	Visitor Parking	Parking Assigned Space:	P/4	Road Access Fee:	--
Year Built Des:	Town Records	Licensed Dwelling:	--	Watermeter:	--
Interior Features:	Elevator				
Exterior Features:	Landscape Lighting, Year Round Living				
Security Features:	Carbon Monoxide Detector(s), Security System, Smoke Detector(s)				
Accessibility Features:	Bath Grab Bars, Elevator, Open Floor Plan				
Laundry Features:	In-Suite				
Area Influences:	Cul de Sac/Dead End, Downtown, Hospital, Library, Major Highway, Place of Worship, Public Transit, Quiet Area, Shoppi Nearby				
Restrictions:	Easement				
Parking Level/Unit:	--				
Recreational Use:	False				

Condo/Common Elements Information.

Condo Fee:	\$528.68	Condo Fee Frequency:	Monthly
Includes:	Association Fee, Building Insurance, Building Maintenance, Central Air Conditioning, Common Elements, Decks, Doors , Ground Maintenance/Landscaping, Heat, Natural Gas, Parking, Private Garbage Removal, Property Management Fees, Roof, Snow Removal, Water, Windows		
Balcony:	Open	Locker:	Exclusive
Prop Mgmt Company:	Parcel	Locker Number:	4
Building Name:		Prop Mgmt Contact:	
Condo Corp #:	57	Condo Corp Yr End:	2022-12-31
		Status Cert Date:	

Inclusions / Exclusions / Additional.

Inclusions:	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove, Washer		
Exclusions:	--		
Under Contract:	None		
Heating:	Forced Air, Gas	Cooling:	Central Air
Electric Age:	2008	Tank Age:	
Furnace Age:		Plumbing Age:	2008

School Information.

School District: Trillium Lakelands District School Board

Listing Information.

List Date:	07/24/2022	Financing:	Clear	Original List Price:	\$449,000
Expiration Date:		Assign. of Listing:	No	Tax Amt/Yr:	\$2,660.00/2022

Deposit:	25000	HST App to Sale:		Assessment:	228,000/2022
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Immediate	SPIS:		Special Agreement:	No
Holdover Days:	60	IBTA:	Yes	Sign on Property:	
Occupant Type:	Vacant	Close Date:	09/29/2022	Environ. Audit:	No
Pending Date:	08/30/2022				

Buyer Agency Compensation: 2% plus HST -- If property is shown to a Buyer by the Listing Agent, who then submits an offer with another Agent, a 25% plus HST referral will be paid to Listing Agent.

Offer Remarks: Offer anytime. Schedule B must be included with all offers.

.Showing Information.

Showing Req:	Showing System	Lockbox Type:	SentriLock	Lockbox Pin:	
Showings:		Lockbox Location:			

.Listing Agent & Brokerage Information.

List Brokerage:	ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE	T: 705-789-9677	F:	
List Salesperson:	Shelly Witney, Salesperson	E: shellywitney@royallepage.ca	T: 705-783-8411	C: 705-783-8411

.Buyer Agent & Brokerage Information.

Buyer Brokerage:	ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE	C: 705-789-9677
Buyer Salesperson:	Shelly Witney, Salesperson	T: 705-783-8411

Public Remarks:SOLD FIRM PENDING DEPOSIT. Are you ready for a carefree and maintenance free lifestyle? Immediate occupancy now available for this very desirable and lovely 1 bedroom, 1 bath condo in Dairy Lane Heights with SW views. This open concept design is filled with glorious sunshine. Layout options include space for a dining table, all your typical living room furniture plus an alcove, ideal for a computer desk and sofa bed for overnight guests. All the newer appliances are included, Reverse osmosis system at the kitchen sink, under counter lighting, Bell Fibre network, insuite laundry, FA natural gas furnace and air conditioning, underground parking, storage locker (across hall from unit) elevator, meeting room and rooftop patio with shared BBQ. Monthly condo fee is \$512.35 and includes water, sewer and natural gas. Extremely clean and well managed property. Location is absolutely perfect, literally central to all of Huntsville's amenities and services.

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 Prepared By: Darby Hiles, Broker
 Date Prepared: 10/05/2022

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MLS®#: 40299819



Laundry access from kitchen

Sit up breakfast bar



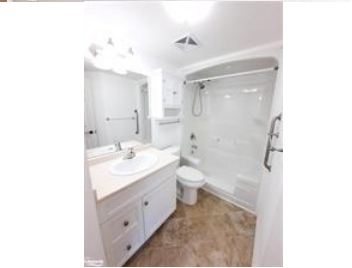
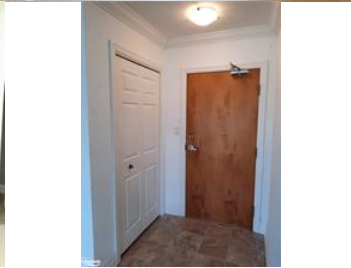
Under counter lighting



Balcony view



View from dining room

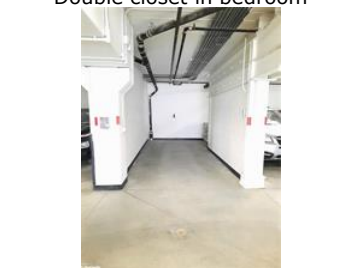


Front door coat closet



Bedroom

Double closet in bedroom



FA natural gas furnace

Exclusive parking

Meeting room / library



Roof top patio



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7 DUFFERIN Street N, Huntsville, Ontario P1H 1X3

Muskoka / Huntsville / Chaffey
Residential / Freehold/None
Bungalow / House / Detached



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				700
3	1	1		
				0
3	1	1	0	700
Garage	Driveway	Total	AG Range:	501 to 1000
	2.0	2	AG Source:	LBO provided

Recent:

Seller: [Get from GeoWarehouse](#)

ARN/PIN: 444201001600400 / 480920009

Legal: PT LT 43 PL 15 HUNTSVILLE PT 1 35R16286; HUNTSVILLE; DISTRICT OF MUSKOKA

Directions to Property: Hwy 11 To Main Street West To Left On Lorne St To Left On Caroline St To Left On Dufferin St Sign On Property
Cross Street: Caroline Street

Lot Front:	66 ft	Water Body:	--	Const Mats:	Hardboard
Lot Depth:	154 ft	Water Type:	--	Approx Age:	Unknown
Lot Shape:	Irregular	Waterfront:	No	Year/Src:	--
Lot Size Area:	0.233/Acres	Water Frnt Ft:	--	Foundation:	Concrete, Other
Lot Size Src:	GeoWarehouse	Sewer:	Sewer (Municipal)	Basement Type:	Full Basement
Acres Range:	< 0.5	Water Src:	Municipal, Municipal-Metered	Basement Fin:	Unfinished
Topography:	Level	Water Trmnt:	--	Roof/Replaced:	Asphalt Shingle/2019
Fronting On:	West	Well Testing:	--	Garage:	--
Location:	Urban	Well Depth:	--	Winterized:	Fully Winterized
Zoning:	R2	Pool:	None	Survey:	Available/1995
UFFI:	No				

REALTOR Remarks: Possession Remarks: Seller has moved and is vacant

Showing Remarks: Book through Broker Bay. Please lock door on main level and leave lower level door at rear unlocked and lights on in basement (switch is upstairs)

Additional Property Information.

Driveway Parking:	Private Drive Single Wide, Visitor Parking		
Year Built Des:	Owner		
Interior Features:	None		
Exterior Features:	Porch-Enclosed, Private Entrance, Year Round Living		
Parking Features:	Exclusive Parking, Gravel Driveway		
Basement Features:	Separate Entrance		
Security Features:	Smoke Detector(s)		
Accessibility Features:	None		
Laundry Features:	In Basement		
Area Influences:	Beach, Downtown, Library, Park, Place of Worship, Public Transit, Quiet Area, Schools, Shopping Nearby, Trails		
Other Structures:	None		
Services:	Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup		
Restrictions:	Municipal		
Retirement Commu:	False	Site Plan Approval:	--
Recreational Use:	True	Licensed Dwelling:	--
		Leased Land Fee:	--
		Watermeter:	True

Inclusions / Exclusions / Additional.

Inclusions:	Dryer, Refrigerator, Stove, Washer		
Exclusions:	--		
Lease to Own:	None		
Fireplace:	0		
Under Contract:	Hot Water Heater		
Heating:	Forced Air, Gas	Cooling:	Central Air
Furnace Age:	14	Plumbing Age:	

School Information.

School District:	Trillium Lakelands District School Board
Elem School:	Huntsville Public School
High School:	HHS

Listing Information.

List Date:	05/20/2022	Financing:	Clear	Original List Price:	\$399,900
Expiration Date:		Assign. of Listing:	No	Tax Amt/Yr:	\$1,991.04/2022
Deposit:	10000	HST App to Sale:		Assessment:	166,000/2022
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Immediate	SPIS:	No	Special Agreement:	No
Holdover Days:	90	IBTA:	Yes	Sign on Property:	Yes

Occupant Type: Vacant **Environ. Audit:** No
Pending Date: 05/30/2022 **Close Date:** 06/15/2022

Buyer Agency Compensation: 2.5%

Offer Remarks: All registered offers must have 72 hour irrevocable, no exceptions. Schedule B must be included with all offers.

Showing Information.

Showing Req: Showing System, Lockbox **Lockbox Type:** SentiLock **Lockbox Pin:**
Showings: **Lockbox Location:** Front Door

Listing Agent & Brokerage Information.

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE](#) **T:**705-789-9677 **F:**
List Salesperson: [BRITT BURKE-BRENN, Salesperson](#) **E:**britt@sueburke.com **T:**705-789-9677 **C:**
List Brokerage 2: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE](#) **T:**705-789-9677 **F:**
List Salesperson 2: [SUE BURKE, Salesperson](#) **E:**sue@sueburke.com **T:**705-788-6389 **C:**705-788-6389

Buyer Agent & Brokerage Information.

Buyer Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C](#) **T:** 705-789-9677
Buyer Salesperson: [GARY SMITH, Salesperson](#) **T:** 705-789-8046

Public Remarks: SOLD FIRM PENDING DEPOSIT. Your opportunity to get into the Huntsville residential market! Great downtown location, tucked away in a quiet area just a couple of blocks from downtown. 3 bedroom bungalow is sunlit and offers pretty good privacy from neighbours at this price range. Great for a single, couple or a young family looking to get out of their rental and into something they can make their own, add value and start building equity. Living/dining is open and bright. Kitchen has room to add a portable island for a couple of bar stools. Primary bedroom offers privacy from the other two and is located adjacent to the main bathroom. Porch on front has potential for finishing as you wish. The basement is a crawl space access with stairs from the main level or a walk in door from the rear and is full height and did have a respected contractor Perma-crete install a Perma-Dry system throughout the basement walls in 2007 and only occasionally has water under the rear door in the spring which will likely be remedied if eavestrough is installed. New shingles completed in 2019. New furnace and A/C installed in 2008. Breaker panel. Hydro \$935.00, Gas \$1,186, Water and Sewer \$991.00 with 3 people living there is an inexpensive home to maintain. Walk to trail and beach at Hunters Bay, stroll to town and all of Huntsville' amenities. Level larger lot than average town lot.

Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
Prepared By: Darby Hiles, Broker
Date Prepared: 10/05/2022

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MLS®#: 40263223





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311 RAVENSGLEN Crescent, Huntsville, Ontario P1H 1L6

Muskoka / Huntsville / Chaffey
Residential / Freehold/None
Bungalow / House / Detached



Closed
MLS@: 40248834
List Price: \$499,900.00
Sale Price: \$490,000.00
DOM/CDOM: 16 / 16

	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third					
Second					
Upper					
Main	3	1	1		986
Lower					
Basement	1	1			723
Total	4	2	1	0	1,709
	Garage	Driveway	Total	AG Range:	501 to 1000
	1.0	2.0	3	AG Source:	Other

Recent:
Seller: [Get from GeoWarehouse](#)
ARN/PIN: 444202001305300 / 480790046
Legal: PCL 20918 SEC MUSKOKA; PT LT 11 CON 3 CHAFFEY PT 16 BR916; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Directions to Property: Highway 11 To Exit #221 Towards Huntsville/Ravenscliffe, Left Over Bridge Onto Ravenscliffe Road, Right On Ravensglen Crescent To #311 On The Left. Sign On Property.
Cross Street:

Lot Front:	90 ft	Water Body:	--	Const Mats:	Wood
Lot Depth:	166.66 ft	Water Type:	--	Approx Age:	51-99 Years
Lot Shape:	Rectangular	Waterfront:	No	Year/Src:	--
Lot Size Area:	0.35/Acres	Water Frnt Ft:	--	Foundation:	Concrete Block
Lot Size Src:	Survey	Sewer:	Sewer (Municipal)	Basement Type:	Full Basement
Acres Range:	< 0.5	Water Src:	Municipal, Municipal-Metered	Basement Fin:	Fully Finished
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Asphalt Shingle/
Fronting On:	--	Well Testing:	--	Garage:	Detached Garage
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	R1	Pool:	None	Survey:	Available/1989
UFFI:	--				

REALTOR Remarks: Pre-inspection available upon request. Being sold as is, where is, with no representation or warranties by the Seller, please disclose and note this within all offers.

Showing Remarks: Book all showings through ShowingTime

Additional Property Information.

Driveway Parking:	Private Drive Single Wide
Interior Features:	Water Meter
Exterior Features:	Deck(s), Year Round Living
Parking Features:	Asphalt Driveway
Laundry Features:	In Basement, Sink
Area Influences:	School Bus Route
Other Structures:	Shed
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup
Recreational Use:	--
Licensed Dwelling:	--
Watermeter:	True

Inclusions / Exclusions / Additional.

Inclusions:	Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer // All Bathroom Mirrors, All Light Fixtures.
Exclusions:	All furnishings, decor and personal effects.
Under Contract:	Hot Water Heater
Heating:	Forced Air, Gas
Cooling:	None

School Information.

School District:	Simcoe Muskoka Catholic District School Board, Trillium Lakelands District School Board
Elem School:	Pine Glen Public School
High School:	Huntsville High School

Listing Information.

List Date:	05/04/2022	Financing:		Original List Price:	\$499,900
Expiration Date:		Assign. of Listing:	No	Tax Amt/Yr:	\$2,647.09/2021
Deposit:	\$1	HST App to Sale:		Assessment:	224,000/2021
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	1 - 29 Days	SPIS:		Special Agreement:	No
Holdover Days:	90	IBTA:	No	Sign on Property:	Yes
Occupant Type:	Vacant			Environ. Audit:	
Pending Date:	05/20/2022	Close Date:	06/15/2022		

Buyer Agency Compensation: 2.5% + HST. A referral fee in the amount of 25% of the co-operating commission will be payable if the Listing Brokerage shows the property to the Buyer(s).

Offer Remarks: A minimum of 72 hours irrevocable on all offers is required as per Seller's Direction form 244. No exceptions. Include Schedule B from documents with all offers.

Showing Information.

Showing Req:
Showings:

Showing System

Lockbox Type: SentiLock
Lockbox Location: Garage Door

Lockbox Pin:

.Listing Agent & Brokerage Information.

List Brokerage: [COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE](#) T:705-789-4957
List Salesperson: [KAYLEY SPALDING, Salesperson](#) E:info@kayleyspalding.com T:705-788-2959

F:
C:

.Buyer Agent & Brokerage Information.

Buyer Brokerage: [COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE](#) T: 705-789-4957
Buyer Salesperson: [KAYLEY SPALDING, Salesperson](#) T: 705-788-2959

Sale Remarks: Offer count; 1 in total.

Public Remarks: Fabulous offering of this charming bungalow resting on a beautiful 90'x166' lot with full municipal services in Huntsville! This desirable location on the edge of town offers excellent nearby amenities including Hutcheson Beach and boat launch on Lake Vernon, sports complex with soccer field, baseball diamond, skate and dog parks, quick Highway 11 access, and minutes' drive to Downtown shopping and dining. Bright and welcoming bungalow boasting 3 bedrooms and 1 bathroom on the main floor, side entrance from the detached garage and breezeway, and sliding glass patio door off the dining room out to the back deck. Full basement offers additional bedroom, spacious home office, large rec room, 2-pc bathroom, and laundry/utility room with ample storage space. Generous backyard space with garden storage shed, offering endless potential to transform into your own private oasis. This home has so much potential with all the right components from natural gas furnace, municipal water, municipal sewer, in a desirable family friendly neighbourhood. Being sold as is, where is, by the Seller with home pre-inspection available upon request, and a quick closing available. Come and see for yourself!

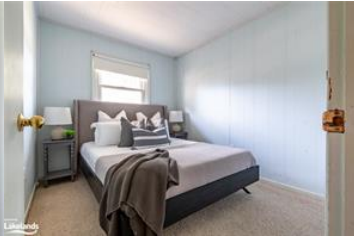
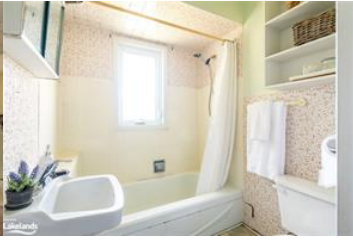
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Date Prepared: 10/05/2022

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MLS®#: 40248834







Main Floor Layout



Basement Layout

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224 MARSH Road E, Huntsville, Ontario P1L 1L6

Muskoka / Huntsville / Chaffey
Residential / Freehold/None
Bungalow / House / Detached



Closed
MLS@: 40247220
List Price: \$449,900.00
Sale Price: \$501,000.00
DOM/CDOM: 5 / 5



	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third					895
Second					
Upper					
Main	3	1	1		462
Lower					
Basement				1	
Total	3	1	1	1	1,357
Garage		Driveway	Total	AG Range:	501 to 1000
		3.0	3	AG Source:	LBO provided

Recent:
Seller: [Get from GeoWarehouse](#)
ARN/PIN: 444202001304200 / 480790024
Legal: PCL 19684 SEC MUSKOKA; PART LOT 11, CONCESSION 3, CHAFFEY, PART 4, BR916; TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA

Directions to Property: Ravenscliffe Road To Marsh Road East (At O.P.P. Station) To #224
Cross Street: RAVENSLIFFE ROAD

Lot Front:	100 ft	Water Body:	--	Const Mats:	Vinyl Siding
Lot Depth:	150.21 ft	Water Type:	--	Approx Age:	31-50 Years
Lot Shape:	Rectangular	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Concrete Block
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	Full Basement
Acres Range:	< 0.5	Water Src:	Municipal	Basement Fin:	Partially Finished
Topography:	Level	Water Trmnt:	--	Roof/Replaced:	Asphalt Shingle/2011
Fronting On:	West	Well Testing:	--	Garage:	--
Location:	Urban	Well Depth:	--	Winterized:	Fully Winterized
Zoning:	R1	Pool:	None	Survey:	Boundary Only/1966
UFFI:	--				

REALTOR Remarks: The basement paneling has water stains from flooding over 30 years ago, the owner had the foundation dug up and fixed but never fixed the damaged paneling. They never had any water in the basement again. Roof shingled in 2011, Deck new in 2018, Living Room and Dining Room windows replaced in 1990, Bedroom windows new in 1999, Eavestroughs & Downspout in 2014, Natural Gas HWT rental is \$102.65 bi-monthly. The home has electric baseboards, but the house has been heated using the two gas fireplaces since they were installed in 1997 - they have been serviced annually. Probate has been started, lawyer has asked that the probate clause in documents be included in all offers. Estate Sale being sold "as is, where is".

Showing Remarks: BOOK THROUGH BROKERBAY

Additional Property Information.

Driveway Parking: Private Drive Single Wide
Year Built Des: Estimate
Interior Features: Sump Pump
Exterior Features: Deck(s)
Parking Features: Gravel Driveway
Laundry Features: In Basement, Other
Area Influences: Highway Access, Shopping Nearby
Other Structures: Shed
Services: Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling P Telephone

Inclusions / Exclusions / Additional.

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings // Natural Gas BBQ
Exclusions: --
Lease to Own: None
Fireplace: 2/Natural Gas
Under Contract: HWT-Gas
Heating: Baseboard, Electric, Fireplace-Gas
Cooling: None

Listing Information.

List Date:	04/27/2022	Financing:		Original List Price:	\$449,900
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$2,375.00/2021
Deposit:	5000	HST App to Sale:		Assessment:	201,000/2021
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:		IBTA:	Yes	Sign on Property:	Yes
Occupant Type:	Vacant			Environ. Audit:	
Pending Date:	05/02/2022	Close Date:	05/31/2022		

Buyer Agency Compensation: 2.5%

Offer Remarks: OFFERS WILL BE PRESENTED AT 10:00 AM ON MAY 2ND. PLEASE MAKE OFFERS IRREVOCABLE FOR 12 HOURS. NO PRE-EMPTIVE OFFERS. OFFERS TO INCLUDE PROBATE CLAUSE AND BROKERAGE SCHEDULE B.

.Showing Information.

Showing Req: Showing System
Showings:

Lockbox Type: SentiLock
Lockbox Location: Front Door

Lockbox Pin:

.Listing Agent & Brokerage Information.

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE](#) T:705-789-9677
List Salesperson: [NANCY CARR, Salesperson](#) E:info@nancycarr.ca T:705-788-6087
List Brokerage 2: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE](#) T:705-789-9677
List Salesperson 2: [Kirsty Koop, Salesperson](#) E:kirsty@nancycarr.ca T:705-571-1244

F:
C:705-788-6087
F:
C:705-571-1244

.Buyer Agent & Brokerage Information.

Buyer Brokerage: [Zolo Realty](#)
Buyer Salesperson: Dwayne Clugston, Salesperson

T: 4168988932
T:

Public Remarks: Solid 3 bedroom, 1 bath bungalow on quiet cul de sac without neighbours across the road. Enjoy the back deck (new in 2018) off the kitchen looking into the large mature yard. Lots of potential for first time buyers or those looking to downsize. The partially finished basement has a gas fireplace and is perfect for a family room or kids zone. Turn the corner to find a nook for games or crafts. Large storage area and laundry room. Come see what this cute as a button bungalow has to offer. Estate sale being sold "as is, where is".

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Darby Hiles, Broker
Date Prepared: 10/05/2022

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10 NORTH DUFFERIN Street, Huntsville, Ontario P1H 1X3

Muskoka / Huntsville / Huntsville
Residential / Freehold/None
Bungalow Raised / House / Detached



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				986
2	1	1		
1				685
3	1	1	0	1,671
Garage	Driveway	Total	AG Range:	501 to 1000
	2.0	2	AG Source:	Other

Recent:

Seller:

[Get from GeoWarehouse](#)

ARN/PIN: 444201001206500 / 480890246

Legal: LT 175 N CAROLINE ST PL 12 HUNTSVILLE; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Directions to Property: Highway 11 N To Exit #221 Towards Huntsville/Ravenscliffe, Right On West Road, Right On Centre Street N, Right On Susan Street W, Left On North Dufferin Street To #10 On The Left. Sign On Property.

Cross Street: Caroline Street W

Lot Front:	105.78 ft	Water Body:	--	Const Mats:	Hardboard
Lot Depth:	32.16 ft	Water Type:	--	Approx Age:	16-30 Years
Lot Shape:	Irregular	Waterfront:	No	Year/Src:	--
Lot Size Area:	0.12/Acres	Water Frnt Ft:	--	Foundation:	Concrete Block
Lot Size Src:	Survey	Sewer:	Sewer (Municipal)	Basement Type:	Full Basement
Acres Range:	< 0.5	Water Src:	Municipal, Municipal-Metered	Basement Fin:	Partially Finished
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Asphalt Shingle/
Fronting On:	East	Well Testing:	--	Garage:	--
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	R3-0917	Pool:	None	Survey:	Available, Boundary Only/1
UFFI:	--				

Showing Remarks: Book all showings through ShowingTime

Additional Property Information.

Driveway Parking:	Private Drive Double Wide
Year Built Des:	Estimate
Interior Features:	Air Exchanger, Rough-in Bath, Sump Pump, Water Heater Owned
Exterior Features:	Deck(s), Year Round Living
Parking Features:	Asphalt Driveway
Laundry Features:	In Basement, Sink
Area Influences:	Downtown, Public Transit, Schools, Shopping Nearby, Trails
Other Structures:	Shed
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup
Lot Irregularities:	105.78 x 32.16 x 104.25 x 49.79 (FEET)
Restrictions:	Encroachment

Inclusions / Exclusions / Additional.

Inclusions:	Dryer, Gas Stove, Hot Water Tank Owned, Range Hood, Refrigerator, Washer // Upright Freezer in Basement, All Bathroom Mirrors and Ceiling Fans , All Light Fixtures.
Exclusions:	All furnishings, decor, and personal effects.
Heating:	Forced Air, Gas
Cooling:	Central Air

School Information.

School District:	Simcoe Muskoka Catholic District School Board, Trillium Lakelands District School Board
Elem School:	Huntsville Public School
High School:	Huntsville High School

Listing Information.

List Date:	05/05/2022	Financing:		Original List Price:	\$599,900
Expiration Date:		Assign. of Listing:	No	Tax Amt/Yr:	\$2,540.76/2021
Deposit:	1	HST App to Sale:		Assessment:	215,000/2022
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:	90	IBTA:	No	Sign on Property:	Yes
Occupant Type:	Owner			Environ. Audit:	
Pending Date:	06/30/2022	Close Date:	07/22/2022		

Buyer Agency Compensation: 2.5% + HST. A referral fee in the amount of 25% of the co-operating commission will be payable if the Listing Brokerage shows the property to the Buyer(s).

Offer Remarks: A minimum of 72 hours irrevocable on all offers is required as per Seller's Direction form 244. No exceptions. Include Schedule B from documents with all offers. Please acknowledge encroachment in Offers.

Showing Information.

Showing Req:
Showings:

Showing System

Lockbox Type: SentiLock
Lockbox Location: Front Door

Lockbox Pin:

.Listing Agent & Brokerage Information.

List Brokerage: [COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE](#) T:705-789-4957
List Salesperson: [KAYLEY SPALDING, Salesperson](#) E:info@kayleyspalding.com T:705-788-2959

F:
C:

.Buyer Agent & Brokerage Information.

Buyer Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C](#) T: 705-789-9677
Buyer Salesperson: [SHELLY WITNEY, Salesperson](#) T: 705-783-8411

Sale Remarks: Offer count; 1 in total

Public Remarks: Fabulous year-round home in Downtown Huntsville, within walking distance to Huntsville Public School for the kids, excellent local shops and restaurants, and Hunter's Bay walking trail along the water's edge! Paved double wide driveway parking, located on a neat and tidy corner lot on a quiet street with Western exposure for beautiful sunsets in the evenings. Adorable, raised bungalow design boasting 2 bedrooms and 1 bath on the main floor, plus a full basement with 3rd bedroom and rough-in for a future 2nd bathroom! Bright kitchen with breakfast room and easy access from the side deck, additional dining room area, and open living room. The basement has a large rec room with high ceilings ready for your finishing touches. Ample storage space and easy access to utilities. This home is serviced with natural gas, municipal water and sewer, weekly garbage and recycle pick up, plus Lakeland Network fibre optic high speed internet available! Lovely side yard with open grass area to utilize with some mature trees for shade in the summer sun. A fabulous option for personal use or as an investment too, come see this charming in-town home surrounded by excellent amenities and activities to enjoy all year round.

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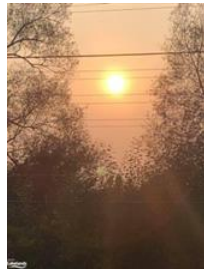
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Evening Sunsets!



Main Floor Layout



Basement Layout

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