

# 831 OLD MUSKOKA Road, Utterson, Ontario P0B 1M0

Client Full  
**Active / Residential**

**831 OLD MUSKOKA Rd Utterson**

MLS® #: **40251535**  
Price: **\$499,900**



## Muskoka/Huntsville/Stephenson

### Bungalow Raised/House

	Beds	Baths	Kitch
Basement	1	1	1
Main	2	1	1

Beds: **3 ( 2 + 1 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Fin Total: **2,096/LBO provided**  
 SF Fin Range: **1001 to 1500**  
 AG Fin SF: **1,125.00/LBO provide**  
 BG Fin SF: **971.00/LBO provided**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,865/2022**

### Remarks/Directions

Public Rmks: **Solid raised bungalow with full in-law suite in the finished basement. Large level yard is just under half an acre. Current owner rents the in-law suite and the tenant would be happy to stay if you're looking for some income to help pay the expenses. Main floor has two bedrooms, spacious main bath and open living area. Basement has large egress windows, an open kitchen/living area, bedroom, office, 3 piece bath and spacious laundry/utility room. Many recent updates with finishing work required. There is a detached single garage on the property that's currently used for storage - it needs some TLC or build a new garage in it's place. Easy highway access and yet far enough from the highway that it's quiet. Centrally located between Huntsville and Port Sydney.**

Directions: **HIGHWAY 11 TO STEPHENSON ROAD 12 WEST TO OLD MUSKOKA ROAD TO #831**

### Common Elements

#### Exterior

Exterior Feat: **Deck(s), Year Round Living**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced: **2011** Foundation: **Concrete Block** Roof: **Asphalt Shingle**  
 Year/Desc/Source: **//** Prop Attached: **Detached**  
 Property Access: **Municipal Road, Year Round Road** Apx Age: **31-50 Years**  
 Pool Features: **None** Rd Acc Fee:  
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Gravel Driveway**  
 Parking Spaces: **4** Driveway Spaces: **4.0** Garage Spaces:  
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Recycling Pickup, Telephone**  
 Water Source: **Dug Well** Water Tmnt: **UV System** Sewer: **Septic**  
 Lot Size Area/Units: **0.447/Acres** Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **150.00** Lot Depth (Ft): **150.00** Lot Shape: **Square**  
 Location: **Rural** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Highway Access**  
 View: **Meadow, Trees/Woods** Retire Com:  
 Topography: **Level** Fronting On: **East**  
 Restrictions: **None** Exposure: **West**

#### Interior

Interior Feat: **In-Law Suite**  
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **Full Basement** Basement Fin: **Partially Finished**  
 Basement Feat: **Walk-Up**  
 Laundry Feat: **In Basement**  
 Cooling: **None**  
 Heating: **Forced Air-Propane**  
 Under Contract: **HWT-Electric, Propane Tank** Contract Cost/Mo:  
 Lease to Own: **None**  
 Inclusions: **Dishwasher, Gas Stove, Microwave, Refrigerator, Stove**  
 Add Inclusions: **Two fridges and two stoves (Hood range microwave and cabinet for above the stove are in the spare room closet - hole in drywall above the stove for finishing that job - feel free to look behind the macrame hanger).**  
 Exclusions: **Upright Freezer, Washer & Dryer (belong to tenant), Hot Tub (also the tenants)**  
 Furnace Age: **2012** Tank Age: UFFI:

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 28 CON 12 STEPHENSON PT 2, RD1022; TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**  
 Zoning: **RR** Survey: **Boundary Only/ 1969**  
 Assess Val/Year: **\$207,000/2022** Hold Over Days:  
 PIN: **481240661** Occupant Type: **Owner Plus Tenant**  
 ROLL: **444204001902900** Deposit: **5000**  
 Possession/Date: **Flexible/**  
 Possession Rmks: **No FRIDAY closings.**

Brokerage Information

List Date: **05/11/2022**  
List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C](#)  
Source Board: **The Lakelands**

**Prepared By: NANCY CARR, Salesperson**  
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**Date Prepared: 05/11/2022**

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

**MLS® #: 40251535**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	16' 0" X 13' 6"	4.88 X 4.11	
Kitchen	Main	17' 0" X 9' 0"	5.18 X 2.74	
Foyer	Main	13' 5" X 3' 4"	4.09 X 1.02	
Bedroom Primary	Main	18' 9" X 11' 4"	5.72 X 3.45	
Bedroom	Main	11' 6" X 7' 2"	3.51 X 2.18	
Bathroom	Main	8' 3" X 8' 1"	2.51 X 2.46	4-Piece
Kitchen	Basement	11' 5" X 9' 5"	3.48 X 2.87	
Living Room/Dining Room	Basement	27' 9" X 10' 8"	8.46 X 3.25	
Office	Basement	11' 0" X 9' 0"	3.35 X 2.74	
Bathroom	Basement	6' 0" X 5' 11"	1.83 X 1.80	3-Piece
Bedroom	Basement	14' 8" X 10' 7"	4.47 X 3.23	
Laundry	Basement	13' 10" X 11' 5"	4.22 X 3.48	

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