



NANCY CARR

Sales Representative

ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE-M63

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Cross Property Client Full

3416 ASPDIN ROAD

Huntsville, ON POB 1M0

District of Muskoka/Huntsville/Stisted

Residential/Single Family/For Sale
Incomplete/Pending Activation

Price: \$349,900



MLS@#:	125681	Bedrooms (AG/BG):	3 (3/0)
List Date:	14-May-2018	Bathrooms (F/H):	2 (1/1)
Type:	Detached		
Style:	Bungalow Raised		
Sqft Above Grade:	1,358	Sqft Below Grade:	372
Sq Ft Finished	1,730	Sq Ft. Unfinished	300
Sq Ft Source:	Other		
New Construction:	No	# Rooms:	11
Title/Ownership:	Freehold	Recreational:	No
Fronting On:	North	Year Built/Desc:	1992/Completed
Lot Front:	520.00	Lot Depth:	830.62
Road Access Fee:		Lot Size/Acres:	10-24.99 Acres/10.34
Access:	Municipal road, Year Round		
Garage Spaces/Type:	3.0/Attached, Detached		
Driveway Spaces/Type:	10/Private Double Wide/Gravel		
Waterfront:	No	WF Exposure:	

Public Remarks: Lovely private family home on 10.34 acres. Massive eat-in kitchen with pantry, bay window and walkout to the rear deck. Three bedrooms, updated main bath and powder room, plus main floor laundry. Full partially finished basement with a woodstove in the rec room and loads of storage. Walkout to the attached double garage. Bonus detached garage with room for a workshop or additional storage. This home is tucked in away from the road and has trails throughout.

Directions: HIGHWAY 11 TO ASPDIN ROAD TO #3416 (FIRST DRIVEWAY ON THE RIGHT PAST #3380)

Interior Features

Interior Features:	Built-In Appliances, Central Vacuum Roughed-in, Countertop Range, Main Floor Laundry, Oven Built-in, Smoke Detector, Water Heater Owned		
Basement:	Full/Partially Finished/Walk-Out	Fireplace:	Wood Stove
Heat Primary/Sec:	Baseboard, Woodstove/	Foundation:	Concrete Block
HVAC:	HRV System, Roughed In	UFFI:	No
Under Contract \$:		Furnace Age:	N/A
Under Contract/Rental Items:	None	Plumbing Age:	1992
Lease To Own Equip:	None	Oil Tank Age:	N/A
Accessibility:		Wiring Age:	1992

Exterior Features

Add'l Monthly Fees:	Exposure:	South	Pool:	None	FH Common Fee:
Lot Shape:	Rectangular	Lot Irregularities:			
Exterior Finish:	Brick Front, Vinyl Siding				
Restrictions:	None				
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone				
Topography:	Partially Cleared, Rolling, Wooded/Treed				
Roofing:	Asphalt	Alternative Power:			
Water/Supply Type:	Well/Drilled Well	Yr Roof Replaced:	2012		
Water Treatment:	Sediment Filter	Sewage:	Septic		
Exterior Features:	Deck(s), Privacy, Year-Round Living				
Site Influences	Trails				

Inclusions/Exclusions

Inclusions:	Dishwasher, Dryer, Refrigerator, Stove, Washer, Garage Door Opener, Satellite Dish, Smoke Detector
Exclusions:	None

Tax Information

Roll#:	444203000106003	Local Improve Fee/Comments /	
Pin#:	481280159	Zoning:	RU1
Assessment \$/Year:	\$248,500/2018	Survey/Year:	Yes 1990
Legal Description:	PT LT 7 CON 2 STISTED PT 1 35R13454; HUNTSVILLE, DISTRICT OF MUSKOKA	Taxes/Year:	\$2,153/2017
		Survey Type:	Boundary Only

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Foyer	M	6'6"x4'	

Living Room	M	16'10"x13'3"	Carpet
Eat-in Kitchen	M	20'8"x12'10"	Bay window, Double sink, Vinyl Flooring, Walkout to Balcony/Deck
Master Bedroom	M	14'x10'6"	Carpet, Semi-Ensuite (walk thru)
Bathroom	M	5'8"x4'8"	2-Piece
Bedroom	M	10'1"x9'6"	Carpet
Bedroom	M	10'1"x9'6"	Carpet
Bathroom	M	7'10"x5'5"	4-Piece
Laundry Room	M	5'6"x3'	
Recreation Room	B	19'10"x12'8"	Carpet
Storage Room	B	23'3"x9'3"	

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Client Full Report

Date Printed: 05/12/2018

Prepared By: NANCY CARR, Salesperson

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