

Cross Property Client Full

[146 PEACOCK BAY ROAD](#)

Huntsville, ON P1H 2J2

District of Muskoka/Huntsville/Stisted

Residential/Single Family/For Sale

Active

Price: \$825,000.00



MLS@#:	143523	Bedrooms (AG/BG):	3 (3/0)
List Date:	27-Jul-2018	Bathrooms (F/H):	2 (2/0)
Type:	Detached		
Style:	2 Storey		
Sqft Above Grade:	1,584	Sqft Below Grade:	832
Sq Ft Finished:	2,416	Sq Ft. Unfinished:	192
Sq Ft Source:	Other		
New Construction:	No	# Rooms:	12
Title/Ownership:	Freehold	Recreational:	Yes
Fronting On:	West	Year Built/Desc:	1980/Completed / New
Lot Front:	214.99	Lot Depth:	247.50
Road Access Fee:		Lot Size/Acres:	1-2.99 Acres/1.04
Access:	Municipal road, Year Round		
Driveway Spaces/Type:	6/Private Single Wide/Gravel		
Waterfront:	Yes	WF Exposure:	West
WF Type/Name:	Lake/Vernon		
Shore Rd Allowance:	None	WF Frontage Ft:	215
WF Features:	Beach		
Shore Line:	Sandy, Shallow		

Public Remarks: Year round home or cottage on a perfectly level family friendly lot with western exposure and sandy beach on Vernon Lake. A 10 minute boat or car ride to downtown Huntsville. This beautiful home has been completely renovated in the past three years. New windows, doors, insulation, siding, septic, floors, kitchen, baths, foundation water proofing, finished basement and so much more. Vernon Lake is part of a four lake chain providing 40 miles of boating. Located in a quiet sandy bay at the end of the lake with sunset views. Open concept main living area with large eat in kitchen, living room with fireplace and sliding doors to the lakeside deck. Large master bedroom with floor to ceiling windows and the most spectacular lake view. Fully finished basement provides lots of room for the family to play. Level lot is awesome for all the family members - not one step to the lake and sandy waterfront. This home will not disappoint! Don't miss your chance to view.

Directions: Ravenscliffe Road to Peacock Bay Road

Interior Features

Interior Features:	Carbon Monoxide Detector, Cathedral Ceiling, Smoke Detector, Water Heater Owned, Winterized		
Basement:	Full/Fully Finished/	Fireplace:	Wood
Heat Primary/Sec:	Forced Air-Oil/Fireplace-Wood		
HVAC:	None		
Under Contract \$:		Foundation:	Concrete Block
Under Contract/Rental Items:	None	UFFI:	No
Lease To Own Equip:	None	Furnace Age:	2013
		Plumbing Age:	
		Oil Tank Age:	2013

Exterior Features

Add'l Monthly Fees:	Exposure:	West	Pool:	None	FH Common Fee:
Lot Shape:	Irregular	Lot Irregularities:			
Exterior Finish:	Vinyl Siding				
Restrictions:	Flood Plain				
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone				
Topography:	Level				
Roofing:	Asphalt	Alternative Power:			
Water/Supply Type:	Well/Dug Well	Yr Roof Replaced:	2013		
Water Treatment:	Water Softener	Sewage:	Septic		
Exterior Features:	Deck(s), Year-Round Living				
Site Influences	Beach, Cul de Sac/Dead End, Lake Access, Marina, Water View				

Inclusions/Exclusions

Inclusions: Other All furniture, appliances and décor.

Exclusions: Personal Items

Tax Information

Roll#:	444203001203200	Local Improve Fee/Comments No/	
Pin#:	481250561	Zoning:	NR
Assessment \$/Year:	\$445,000/2018	Survey/Year:	No
Legal Description:	Part Lot 30, Concession 7, Stisted as in DM221030; Town of Huntsville, District of Muskoka		
		Taxes/Year:	\$3,963/2018
		Survey Type:	

Rooms

Room	Level	Dimensions	Features
Foyer	M	10'1" x 8'8"	Balcony/Deck, Hardwood floor
Kitchen /Dining Room	M	16'3" x 14'2"	Bay window, Hardwood floor
Living Room	M	20'11" x 15'2"	Balcony/Deck, Fireplace, Hardwood floor, Open Concept, Sliding

			doors
Bathroom	M	10'1"x8'4"	3-Piece, Tile Floors
Bedroom	M	13'6"x13'4"	Hardwood floor
Master Bedroom	2	17'6"x14'2"	Hardwood floor, Walk-in Closet
Bathroom	2	12'1"x5'11"	4-Piece, Tile Floors
Bedroom	2	11'7"x11'2"	Hardwood floor
Theatre/Media Room	B	12'4"x10'	Vinyl Flooring
Recreation Room	B	29'6"x13'4"	Vinyl Flooring
Laundry Room	B	11'10"x6'9"	Vinyl Flooring
Utility	B	31'x5'8"	

ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63
Client Full Report

Date Printed: 08/14/2018

Prepared By: NANCY CARR, Salesperson

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