

**NANCY CARR**

Sales Representative

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

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## Cross Property Client Full

[3 DUFFERIN STREET N](#)

Huntsville, ON P1H 1X3

District of Muskoka/Huntsville/Huntsville

Residential/Single Family/For Sale

Active

Price: \$219,000.00



MLS®#:	152383	Bedrooms (AG/BG):	3 (3/0)
List Date:	06-Sep-2018	Bathrooms (F/H):	1 (0/1)
Type:	Detached		
Style:	1.5 Storey		
Sqft Above Grade:	2,267	Sqft Below Grade:	1,133
Sq Ft Finished	2,267	Sq Ft. Unfinished	1,133
Sq Ft Source:	Other		
New Construction:	No	# Rooms:	9
Title/Ownership:	Freehold	Recreational:	No
Fronting On:	West	Year Built/Desc:	0/Completed / New
Lot Front:	66.00	Lot Depth:	92.00
Road Access Fee:		Lot Size/Acres:	Under .5 Acre/0.19
Access:	Municipal road, Year Round		
Driveway Spaces/Type:	2/Private Double Wide/Gravel		
Waterfront:	No	WF Exposure:	

Public Remarks: LARGE FAMILY HOME IN THE HEART OF DOWNTOWN HUNTSVILLE. WALKING DISTANCE TO DOWNTOWN, AVERY BEACH AND WALKING TRAIL. LARGE PARTIALLY FENCED BACK AND SIDE YARD WITH ROOM FOR THE FAMILY TO PLAY OR GROW A GARDEN. GENEROUS SIZE KITCHEN WITH UNIQUE 2 PC BATH THAT COULD BE CONVERTED TO MAIN FLOOR LAUNDRY. HINTS OF THE OLD HOME CHARM ARE EVIDENT IN THE HARDWOOD FLOORS, SWINGING SOLID WOOD DOOR, WOOD STAIR BANISTER, HIGH CEILINGS AND CLAW FOOT TUB. LOTS OF ROOM FOR THE GROWING FAMILY OR FOR SOMEONE WANTING TO UPDATE AN OLD GEM. COME HAVE A LOOK TO SEE THE POSSIBILITIES HERE! NEW SIDING WITH INSULATION IN 2005, ROOF RESHINGLED IN 2009 AND NEW FURNACE IN 2009. MAIN FLOOR HAS NEWER DOUBLE HUNG WINDOWS.

Directions: CENTRE STREET TO SUSAN STREET TO NORTH DUFFERIN STREET

### Interior Features

Interior Features:	Carbon Monoxide Detector, Smoke Detector, Water Heater Owned
Basement:	Full/Unfinished/Walk-Out
Heat Primary/Sec:	Forced Air-Oil/
HVAC:	None
Under Contract \$:	Foundation: Concrete Block, Stone
Under Contract/Rental Items:	None
Lease To Own Equip: None	UFFI: No
	Furnace Age: 2009
	Plumbing Age:
	Oil Tank Age: 2004

### Exterior Features

Add'l Monthly Fees:	Exposure:	East	Pool:	None	FH Common Fee:
Lot Shape:	Rectangular	Lot Irregularities:			
Exterior Finish:	Vinyl Siding				
Restrictions:	None				
Services:	At Lot Line-Gas, Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone				
Topography:	Hilly	Alternative Power:			
Roofing:	Asphalt	Yr Roof Replaced:	2009		
Water/Supply Type:	Municipal/	Sewage:	Municipal Sewers		
Exterior Features:	Fenced Partial, Patio(s), Porch, Porch-Enclosed, Year-Round Living				
Site Influences	Downtown, Shopping Nearby, Trails				

### Inclusions/Exclusions

Inclusions: Dishwasher, Carbon Monoxide Detector, Hot Water Tank Owned, Smoke Detector APPLIANCES NEGOTIABLE

Exclusions: NONE

### Tax Information

Roll#:	444201001600600	Local Improve Fee/Comments No/	
Pin#:	480920011	Zoning:	R2
Assessment \$/Year:	\$172,000/2018	Survey/Year:	No
Legal Description:	PT LT 41 PL 15 HUNTSVILLE AS IN DM257874; TOWN OF HUNTSVILLE; DISTRICT OF MUSKOKA	Taxes/Year:	\$2,036/2018
		Survey Type:	

### Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
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Kitchen	M	17'2"x15'2"	Laminate
Dining Room	M	17'1"x9'7"	Hardwood floor
Living Room	M	17'1"x9'10"	Hardwood floor
Bathroom	M	3'x2'10"	2-Piece
Porch	M	15'3"x5'7"	Enclosed
Master Bedroom	2	13'10"x12'9"	Hardwood floor, Walk-in Closet
Bedroom	2	11'1"x10'	Walk-in Closet
Den	2	9'10"x8'5"	Hardwood floor
Bedroom	2	9'10"x8'6"	Hardwood floor

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Client Full Report

Date Printed: 09/06/2018

Prepared By: NANCY CARR, Salesperson

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