

Cross Property Client Full

17 HODGES LANE
Huntsville, ON P1H 1M7
 District of Muskoka/Huntsville/Chaffey

Residential/Single Family/For Sale **Price: \$263,000.00**
Active



MLS#: **171406**
 List Date: **18-Jan-2019**
 Bedrooms (AG/BG): **2 (2/0)**
 Bathrooms (F/H): **2 (1/1)**

Type: **Detached**
 Style: **1.5 Storey**
 Sqft Above Grade: **1,026**
 Sq Ft Finished: **1,026**
 Sq Ft Source: **Other**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **45.00**
 Road Access Fee:
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **1.0/Detached**
 Driveway Spaces/Type: **4/Private Single Wide/Gravel**
 Waterfront: **No**
 Leased Land Fee:

Sqft Below Grade: **200**
 Sq Ft. Unfinished: **200**
 # Rooms: **8**
 Recreational: **No**
 Year Built/Desc: **0/Completed / New**
 Lot Depth: **100.00**
 Lot Size/Acres: **Under .5 Acre/**
 WF Exposure:

Public Remarks: **Cute in town home with many recent updates. Main floor offers an updated kitchen, 2 pc bath, den with laundry (which could be used as a main floor bedroom), hardwood floors, and gas fireplace. Partially fenced yard ideal for small children or your four legged family members. Muskoka Room and covered porch on the south side of the house. Detached garage new in 2013. Second storey is home to two bedrooms and four piece bathroom. Great in town location and walking distance to everything! Don't miss out on this gem!!**

Directions: **WEST ROAD TO HODGES LANE**

Interior Features

Interior Features: **Main Floor Laundry, Sump Pump**
 Basement: **Partial Basement/Unfinished/Exposed Rock** Fireplace: **Natural Gas**
 Heat Primary/Sec: **Forced Air-Gas/Fireplace-Gas**
 HVAC: **None** Foundation: **Concrete Block, Poured Concrete**
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:
 Lease To Own Equip: **None** Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Rectangular** Exposure: **West** Pool: **None**
 Exterior Finish: **Aluminum Siding, Vinyl Siding** Lot Irregularities:
 Restrictions: **Easement** FH Common Fee:
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Topography: **Level** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2013**
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Water Treatment: **None**
 Exterior Features: **Fenced Partial, Porch, Porch-Enclosed, Year-Round Living**
 Site Influences: **Place of Worship, Schools, Shopping Nearby**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Carbon Monoxide Detector, Garage Door Opener, Smoke Detector** Window Coverings negotiable

Exclusions: **none**

Tax Information

Roll#: **444202000801202** Local Improve Fee/Comments **No/**
 Pin#: **480910108** Zoning: **R2** Taxes/Year: **\$2,036/2018**
 Assessment \$/Year: **\$186,000/2019** Survey/Year: **Yes 2009** Survey Type: **Boundary Only**
 Legal Description: **PT LT 12 CON 2 CHAFFEY PTS 3&4 35R22954 S/T EASEMENT OVER PART 4 35R22954 AS IN DM269974; HUNTSVILLE, DISTRICT OF MUSKOKA**

Rooms

Room	Level	Dimensions	Features
Living Room	M	23'1"x13'2"	Fireplace, Hardwood floor
Eat-in Kitchen	M	15'6"x11'3"	Hardwood floor
Den	M	10'8"x7'11"	Hardwood floor
Bathroom	M	6'7"x2'10"	2-Piece
Muskoka Room	M	14'3"x9'6"	
Bedroom	2	12'7"x9'9"	Carpet
Bedroom	2	10'7"x9'6"	Laminate
Bathroom	2	7'1"x4'11"	4-Piece

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

Client Full Report

Date Printed: 01/19/2019

Prepared By: **NANCY CARR, Salesperson**

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