



**NANCY CARR**  
 Sales Representative  
 ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63  
 Cell: 705-788-6087  
 nancy@nancycarr.ca

**Cross Property Client Full**

**136 VERNON LANE**

**Huntsville, ON P1H 2J2**

**District of Muskoka/Huntsville/Stisted**

**Residential/Single Family/For Lease  
 Incomplete/Pending Activation**

**Price: \$1,500.00  
 Monthly**



MLS®#: **182111**  
 List Date: **19-Mar-2019** Bedrooms (AG/BG): **2 (2/0)**  
 Bathrooms (F/H): **2 (1/1)**  
 Type: **Detached**  
 Style: **Chalet**  
 Sqft Above Grade: **1,524** Sqft Below Grade: **0**  
 Sq Ft Finished: **1,524** Sq Ft. Unfinished:  
 Sq Ft Source: **Other**  
 New Construction: **No** # Rooms: **8**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Year Built/Desc: **1985/Completed / New**  
 Fronting On: **West** Year Built/Desc:  
 Lot Front: **151.50** Lot Depth: **203.90**  
 Road Access Fee: Lot Size/Acres: **0.5-0.99**  
 Acres/**0.70**  
 Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **10/Private Single Wide/Gravel**  
 Waterfront: **No** WF Exposure:  
 Leased Land Fee:

Public Remarks: **Chalet for Rent! Two bedroom, 1.5 bath home with loads of deck space, new flooring throughout, woodstove, and full walkout basement. Lovely treed lot within walking distance to a town owned waterfront lot. Looking for a long term tenant, non smoker and no pets. Available May 1st.**

Directions: **RAVENSLIFFE ROAD TO HOODSTOWN ROAD, LEFT ON SOUTH DRIVE, TO VERNON LANE, TO #136 ON THE LEFT**

**Interior Features**

Interior Features: **Smoke Detector, Water Heater Owned**  
 Basement: **Full/Partially Finished/Walk-Out** Fireplace:  
 Heat Primary/Sec: **Baseboard/Woodstove**  
 HVAC: **None** Foundation: **Concrete Block**  
 Under Contract/Rental Items: **None** Plumbing Age:  
 Lease To Own Equip: **None** Oil Tank Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: **East** Pool: **None**  
 Lot Shape: **Rectangular** Lot Irregularities: FH Common Fee:  
 Exterior Finish: **Hardboard**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**  
 Topography: **Hillside, Rolling, Wooded/Treed** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2018**  
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**  
 Water Treatment: **None**  
 Exterior Features: **Balcony, Deck(s), Year-Round Living**  
 Site Influences: **Lake Access**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Satellite Dish, Smoke Detector, Window Coverings**

Exclusions: **None**

**Lease/Rental Information**

Incl In Lease Costs: **Parking, Water** Lease Term: **1 Year**  
 Lease Requirements: **Deposit , Lease Agreement, Rental Application, Smoke-Free** Pets Permitted: **No**  
 Building  
 Parking Cost/Mnth \$: **\$0** Furnished: **No** Sublease: **No** Priv Entrance: **Yes**  
 Property Mgr/Phone: **-/-**

Roll#: **444203001011400** Local Improve Fee/Comments **No/**  
 Pin#: **481250242** Zoning: **SR1** Taxes/Year: **\$0/2019**  
 Assessment \$/Year: **\$165,000/2020** Survey/Year: **No** Survey Type:  
 Legal Description: **PCL 23951 SEC Muskoka; LT 178 PLAN M455, Stisted, Town of Huntsville, District of Muskoka**

**Rooms**

Room	Level	Dimensions	Features
Kitchen	M	16'x12'	Double sink, Walkout to Balcony/Deck
Living Room	M	23'3"x11'6"	Fireplace, Laminate, Walkout to Balcony/Deck
Bathroom	M	8'x8'	4-Piece
Master Bedroom	2	15'6"x11'6"	Carpet, Walkout to Balcony/Deck
Bedroom	2	15'6"x9'	Carpet
Recreation Room	B	23'3"x11'6"	
Bathroom	B		2-Piece
Laundry Room	B	12'x8'	

Prepared By: NANCY CARR, Salesperson

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All data is subject to Errors, Omissions or Revisions and is not warranted. 03/18/2019 10:17:37 PM