

## Cross Property Client Full

**21 GREAVES AVENUE**

**Huntsville, ON P1H 1V2**

**District of Muskoka/Huntsville/Chaffey**

**Residential/Single Family/For Sale**

**Price: \$389,900.00**

**Active**



MLS®#: **176810**  
 List Date: **21-Feb-2019** Bedrooms (AG/BG): **3 (3/0)**  
 Bathrooms (F/H): **3 (3/0)**

Type: **Detached**  
 Style: **Bungalow Raised**

Sqft Above Grade: **1,026** Sqft Below Grade: **1,026**  
 Sq Ft Finished: **1,998** Sq Ft. Unfinished: **154**

Sq Ft Source: **Other**

New Construction: **No** # Rooms: **13**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Year Built/Desc: **1997/Completed / New**

Fronting On: **West** Year Built/Desc: **1997/Completed / New**

Lot Front: **60.00** Lot Depth: **120.00**  
 Road Access Fee: **0** Lot Size/Acres: **Under .5 Acre/**

Access: **Municipal road, Year Round**

Garage Spaces/Type: **2.0/Attached**

Driveway Spaces/Type: **4/Private Double Wide/Asphalt**

Waterfront: **No** WF Exposure: **0**  
 Leased Land Fee: **0**

Public Remarks: **Well maintained in town home. This three bedroom, three bath home boast many updates including some new flooring, painted throughout, popcorn ceilings removed, new trim, kitchen counters, sink, and back splash, new bathroom vanities and flooring, custom window blinds with blackout option. Fully finished basement with spacious family room, gas fireplace, bathroom and walkout to the backyard. Double attached garage with new floor and garage door.**

Directions: **Main Street West to Yonge Street South to Greaves Avenue to #21**

### Interior Features

Interior Features: **Carbon Monoxide Detector, Central Vacuum, Smoke Detector**  
 Basement: **Full/Fully Finished/Walk-Out** Fireplace:  
 Heat Primary/Sec: **Hot Water-Gas/Fireplace-Gas**  
 HVAC: **Duct Work** Foundation: **Concrete Block**  
 Under Contract \$:  
 Under Contract/Rental Items: **Hot Water Tank** UFFI: **No** Furnace Age: **1997**  
 Lease To Own Equip: **None** Plumbing Age: **1997**  
 Accessibility: Wiring Age: **1997**

### Exterior Features

Add'l Monthly Fees: Exposure: **East** Pool: **None** FH Common Fee:  
 Lot Shape: **Rectangular** Lot Irregularities:  
 Exterior Finish: **Stone, Vinyl Siding**  
 Restrictions: **None**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup**  
 Topography: **Rolling** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2015**  
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
 Water Treatment: **None**  
 Exterior Features: **Deck(s), Patio(s)**  
 Site Influences: **Playground Nearby, Shopping Nearby, Trails**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Freezer, Garage Door Opener, Smoke Detector, Window Coverings**

Exclusions: **None**

### Tax Information

Roll#: **444202000401511** Local Improve Fee/Comments **No/**  
 Pin#: **480960022** Zoning: **R2** Taxes/Year: **\$3,001/2018**  
 Assessment \$/Year: **\$258,750/2019** Survey/Year: **No** Survey Type: **None**  
 Legal Description: **PCL 51-1 SEC M536; LOT 51 PLAN M536, CHAFFEY, TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

### Rooms

Room	Level	Dimensions	Features
Porch	M	7'x5'6"	
Foyer	M	6'5"x4'6"	
Living Room	M	15'6"x14'4"	Hardwood floor
Kitchen	M	13'3"x8'11"	Walkout to Balcony/Deck
Master Bedroom	M	13'3"x10'4"	3-Piece, Carpet, Ensuite
Bedroom	M	9'2"x8'11"	Carpet
Bedroom	M	9'2"x8'11"	Hardwood floor
Bathroom	M	7'11"x7'	4-Piece
Recreation Room	B	36'1"x19'2"	Carpet, Fireplace, Sliding doors, Tile Floors
Bathroom	B	7'11"x4'6"	3-Piece
Laundry Room	B	15'x6'	
Storage Room	B	16'x4'	
Ensuite	M	7'3"x5'8"	3-Piece

**Prepared By: NANCY CARR, Salesperson**

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

**All data is subject to Errors, Omissions or Revisions and is not warranted. 03/15/2019 02:55:06 PM**