

Cross Property Client Full

135 SPRINGFIELD ROAD

Huntsville, ON P1H 2J3

District of Muskoka/ Huntsville/ Brunel

Residential/ Single Family/ For Sale Price: \$749,000.00

Active



MLS#: **193933**
 List Date: **10-May-2019** Bedrooms (AG/BG): **4 (4/ 0)**
 Bathrooms (F/H): **3 (2/ 1)**
 Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **2,065** Sqft Below Grade: **1,030**
 Sq Ft Finished: **2,065** Sq Ft. Unfinished: **1,030**
 Sq Ft Source: **Builder Floor Plan(s)**
 New Construction: **No** # Rooms: **12**
 Title/Ownership: **Freehold** Recreational: **No**
 Fronting On: **East** Year Built/Desc: **1990/ Completed / New**
 Lot Front: **0.00** Lot Depth: **10-24.99 Acres/ 20.75**
 Road Access Fee: **10-24.99 Acres/ 20.75**
 Access: **Private Road, Year Round**
 Garage Spaces/Type: **4.0/ Attached, Detached**
 Driveway Spaces/Type: **20/ Private Single Wide/ Gravel**
 Waterfront: **No** WF Exposure: **West**
 Shore Rd Allowance: **0** WF Frontage Ft: **0**
 Leased Land Fee:

Public Remarks: **Ultimate privacy and yet close to town. Large family home on 20+ acres with fabulous hilltop views over Fairy Lake. Four bedroom, 2.5 bath home with main floor laundry and family room, attached and detached double garages. Full unfinished basement ready for your finishing touches. Original owners selling this gorgeous home and property.**

Directions: **BRUNEL ROAD TO WEST BROWNS ROAD TO SPRINGFIELD ROAD TO #135 ON THE RIGHT**

Interior Features

Interior Features: **Carbon Monoxide Detector, Main Floor Laundry, Smoke Detector**
 Basement: **Full/ Unfinished/** Fireplace:
 Heat Primary/Sec: **Forced Air-Propane/**
 HVAC: **Central Air** Foundation: **Concrete Block**
 Under Contract \$: UFFI: **No** Furnace Age: **2015**
 Under Contract/Rental Items: **Hot Water Tank, Propane Tank** Plumbing Age: **1990**
 Lease To Own Equip: **None** Oil Tank Age: **N/A**
 Accessibility: Wiring Age: **1990**

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None** FH Common Fee:
 Lot Shape: **Irregular** Lot Irregularities:
 Exterior Finish: **Vinyl Siding**
 Restrictions: **Other**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone**
 Topography: **Hilly, Partially Cleared, Rolling, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2012**
 Water/Supply Type: **Well/ Dug Well** Sewage: **Septic**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Privacy, Year-Round Living**
 Site Influences: **Water View**

Inclusions/Exclusions

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

Exclusions: **None**

Tax Information

Roll#: **444206001704700** Local Improve Fee/Comments **No/**
 Pin#: **480991669** Zoning: **RU2** Taxes/Year: **\$2,787/ 2018**
 Assessment \$/Year: **\$341,434/ 2019** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 22 CON 13 BRUNEL AS IN DM102259 EXCEPT PT 1 35R12891 E OF PT 9 35R8020 & PT 1 ON 35R22693; T/W DM217615 HUNTSVILLE**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	12'6"x11'10"	Bay window
Family Room	M	18'2"x16'0"	
Living Room/Dining Room	M	29'0"x13'0"	
Foyer	M	10'7"x6'6"	
Laundry Room	M	8'10"x6'4"	
Bathroom	M		2-Piece
Master Bedroom	2	14'6"x12'5"	
Ensuite	2		4-Piece
Bedroom	2	13'0"x9'9"	
Bedroom	2	13'0"x8'0"	
Bedroom	2	10'8"x8'4"	

Bathroom 2 3-Piece
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Client Full Report

Date Printed: 05/13/2019

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