

## Cross Property Client Full

**26 MINERVA STREET W**

**Huntsville, ON P1H 1V6**

**District of Muskoka/ Huntsville/ Huntsville**

**Residential/ Single Family/ For Sale Price: \$499,900.00**

**Active**



MLS#: **235720**  
 List Date: **04-Dec-2019**  
 Bedrooms (AG/BG): **4 ( 4/ 0)**  
 Bathrooms (F/H): **4 ( 2/ 2)**  
 Type: **Detached**  
 Style: **2 Storey**  
 Sqft Above Grade: **3,006**  
 Sq Ft Finished: **3,006**  
 Sq Ft Source: **Other**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **North**  
 Lot Front: **85.00**  
 Road Access Fee:  
 Access: **Municipal road, Year Round**  
 Garage Spaces/Type: **2.0/ Detached**  
 Driveway Spaces/Type: **2/ Private Double Wide/ Asphalt**  
 Waterfront: **No**  
 Leased Land Fee:  
 Sqft Below Grade: **1,156**  
 Sq Ft. Unfinished: **1,156**  
 # Rooms: **17**  
 Recreational: **No**  
 Year Built/Desc: **1904/ Completed / New**  
 Lot Depth: **158.00**  
 Lot Size/Acres: **Under .5 Acre/ 0.31**

**Public Remarks: Century Home and Legal Duplex. Live in one and rent the other to supplement your income or rent out both. Separate hydro, gas and water meters. Large two bedroom, two bath units that are well maintained and currently have excellent tenants. Gorgeous hardwood floors, large rooms and high ceilings. Dry unfinished basement, great for storage. Detached double garage. This home is steeped in history and featured in the Pictures from the Past Huntsville - Lake of Bays book.**

**Directions: LORNE STREET SOUTH TO MINERVA TO #26 (GREEN DOUBLE GARAGE ON THE RIGHT HAND SIDE)**

### Interior Features

Interior Features: **Carbon Monoxide Detector, Multiple Kitchens, Separate Heating Controls, Smoke Detector**  
 Basement: **Full/ Unfinished/**  
 Heat Primary/Sec: **Hot Water-Gas, Radiator/**  
 HVAC: **None**  
 Under Contract \$:  
 Under Contract/Rental Items: **Hot Water Tank**  
 Lease To Own Equip: **None**  
 Accessibility:  
 Fireplace: **Electric**  
 Foundation: **Stone**  
 UFFI:  
 Furnace Age: **2001**  
 Plumbing Age: **2001**  
 Oil Tank Age: **N/A**  
 Wiring Age: **2004**

### Exterior Features

Add'l Monthly Fees:  
 Lot Shape: **Irregular**  
 Exterior Finish: **Brick**  
 Restrictions: **None**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone**  
 Topography: **Level**  
 Roofing: **Metal**  
 Water/Supply Type: **Municipal/**  
 Exterior Features: **Deck(s), Porch-Enclosed, Year-Round Living**  
 Site Influences: **Downtown, Library, Park, Place of Worship, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby, Trails, Water View**  
 Exposure: **North**  
 Lot Irregularities:  
 Pool: **None**  
 FH Common Fee:  
 Alternative Power:  
 Yr Roof Surface Replaced: **2013**  
 Sewage: **Municipal Sewers**

### Inclusions/Exclusions

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

Exclusions: **Tenants Personal Items**

### Tax Information

Roll#: **444201001308500**  
 Pin#: **480890184**  
 Assessment \$/Year: **\$274,000/2020**  
 Legal Description: **PT LT 121 N MINERVA STREET, 122 N MINERVA ST PL 12 HUNTSVILLE AS IN DM217471, HUNTSVILLE, DISTRICT OF MUSKOKA**  
 Local Improve Fee/Comments: **No/**  
 Zoning: **R3**  
 Survey/Year: **No**  
 Taxes/Year: **\$3,190/ 2018**  
 Survey Type:

### Rooms

Room	Level	Dimensions	Features
Porch	M	13'9"x10'1"	
Kitchen	M	13'x12'10"	
Dining Room	M	13'9"x12'8"	
Living Room	M	15'5"x12'7"	
Bathroom	M	8'3"x4'6"	4-Piece
Master Bedroom	M	13'5"x12'11"	
Ensuite	M	5'9"x2'10"	2-Piece
Bedroom	M	13'9"x12'6"	
Living Room	2	17'1"x13'3"	
Dining Room	2	13'10"x12'9"	
Kitchen	2	12'2"x9'9"	

Master Bedroom	2	15'9"x12'9"	
Bedroom	2	15'6"x12'11"	
Bathroom	2	8'9"x6'3"	4-Piece
Bathroom	2	7'8"x5'4"	2-Piece
Porch	M	12'9"x9'3"	
Foyer	M	19'4"x5'6"	

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Client Full Report

Date Printed: 12/05/2019

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