

## Cross Property Client Full

**36 OLD CENTURIAN ROAD**

**Huntsville, ON P1H 2N5**

**District of Muskoka/ Huntsville/ Chaffey**

**Residential/ Single Family/ For Sale Price: \$469,900.00**

**Active**



MLS®#: **235415**  
 List Date: **02-Dec-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **3 ( 3/ 0)**

Type: **Detached**  
 Style: **Bungalow Raised**  
 Sqft Above Grade: **3,221** Sqft Below Grade: **0**  
 Sq Ft Finished: **3,221** Sq Ft. Unfinished: **315**  
 Sq Ft Source: **Builder Floor Plan(s)**  
 New Construction: **No** # Rooms: **14**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Fronting On: **South** Year Built/Desc: **1987/ Completed / New**  
 Lot Front: **320.00** Lot Depth: **1,015.00**  
 Road Access Fee: Lot Size/Acres: **10-24.99 Acres/ 18.80**

Access: **Municipal road, Year Round**  
 Garage Spaces/Type: **2.0/ Attached, Built-In**  
 Driveway Spaces/Type: **12/ Private Double Wide/ Gravel**  
 Waterfront: **No** WF Exposure:  
 Leased Land Fee:

**Public Remarks:** Large family home with in-law suite, 3+ bedrooms, 3 bathrooms and full walkout basement with rec room where you can enjoy the comfort of the heat of the wood stove on those cool winter evenings . The layout offers open concept living with pine cathedral ceilings, a sunken living room with an airtight fireplace and a walkout to the deck where you can enjoy your morning coffee and watch the sunrise. The large double car attached garage is a perfect man cave/work shop. This home is situated on 18.8 private acres of hardwood bush that has never been logged and is located only a few minutes from town with endless sunsets. The yard is accented with many perennial gardens that offer beautiful colours 3 seasons. The solar panels help supplement your income/pay for your heat and hydro. This home is a must to see.

**Directions:** RAVENSCLIFFE ROAD TO SOUTH WASEOSA LAKE ROAD TO OLD CENTURIAN ROAD

### Interior Features

**Interior Features:** Carbon Monoxide Detector, Cathedral Ceiling, In-Law Suite, Separate Heating Controls, Smoke Detector, Water Heater Owned  
**Basement:** Partial Basement/ Partially Finished/ Walk-Out Fireplace: **Fireplace Insert**  
**Heat Primary/Sec:** Baseboard, Woodstove/  
**HVAC:** None Foundation: **Concrete Block**  
**Under Contract \$:** UFFI: **No** Furnace Age: **N/A**  
**Under Contract/Rental Items:** None Plumbing Age: **1987**  
**Lease To Own Equip:** None Oil Tank Age: **N/A**  
**Accessibility:** Wiring Age: **1987**

### Exterior Features

**Add'l Monthly Fees:** Exposure: **North East** Pool: **None** FH Common Fee:  
**Lot Shape:** Irregular Lot Irregularities:  
**Exterior Finish:** Vinyl Siding  
**Restrictions:** None  
**Services:** Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone  
**Topography:** Partially Cleared, Rolling, Wooded/Treed Alternative Power: **Solar Roof Mounts**  
**Roofing:** Asphalt Yr Roof Surface Replaced: **2011**  
**Water/Supply Type:** Well/ Drilled Well Sewage: **Septic**  
**Water Treatment:** None  
**Exterior Features:** Deck(s), Fenced Partial, Privacy, Year-Round Living  
**Site Influences:** Hobby Farm

### Inclusions/Exclusions

**Inclusions:** Dishwasher, Refrigerator, Carbon Monoxide Detector, Hot Water Tank Owned, Satellite Dish, Smoke Detector, Window Coverings Large Chest Freezer in the Garage. All appliances being sold "as is".

**Exclusions:** Washer, Dryer, Stove, Shed, Upright Freezer in the Garage, Small Chest Freezer in the In-Law Suite and the Woodstove in the Rec Room (it will be replace by the woodstove in the garage, which was being used until recently).

### Tax Information

**Roll#:** 444202002007900 Local Improve Fee/Comments **No/**  
**Pin#:** 480780484 Zoning: **RU1** Taxes/Year: **\$2,735/ 2019**  
**Assessment \$/Year:** \$307,750/2019 Survey/Year: **Yes 1992** Survey Type: **Boundary Only**  
**Legal Description:** PT LT 5 CON 10 CHAFFEY PT 2 35R22095; TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA

### Rooms

Room	Level	Dimensions	Features
Kitchen / Dining Room	M	20'x14'	Laminate
Living Room	M	21'5"x14'8"	Fireplace, Hardwood floor, Walkout to Balcony/Deck
Bathroom	M	7'11"x5'3"	4-Piece
Master Bedroom	M	12'8"x11'5"	Carpet
Bedroom	M	14'8"x9'8"	Carpet
Bedroom	M	12'8"x9'6"	Laminate, Walkout to Balcony/Deck
Recreation Room	LAG	21'11"x13'	Laminate

Hobby Room	LAG	13'3"x12'5"	Laminate
Bathroom	LAG	5'3"x7'11"	3-Piece, Tile Floors
Office	LAG	12'7"x7'3"	Laminate
Exercise Room	LAG	12'3"x7'3"	Laminate
Other	M	25'7"x23'	Carpet, Hardwood floor
Bathroom	M	5'3"x6'	4-Piece
Laundry Room	LAG	7'11"x4'9"	

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Client Full Report

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