

Cross Property Client Full

6 BRAESIDE CRESCENT

Huntsville, ON P1H 0C5

District of Muskoka/ Huntsville/ Huntsville

Residential/ Single Family/ For Sale Price: \$699,000.00

Active



MLS#: **275238**
 List Date: **22-Jul-2020**
 Bedrooms (AG/BG): **3 (2/ 1)**
 Bathrooms (F/H): **3 (3/ 0)**
 Type: **Detached Bungalow**
 Style: **Bungalow**
 Sqft Above Grade: **1,584**
 Sq Ft Finished: **1,810**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **53.48**
 Road Access Fee: **Access: Municipal road, Year Round**
 Garage Spaces/Type: **2.0/ Attached**
 Driveway Spaces/Type: **4/ Private Double Wide/ Asphalt**
 Waterfront: **No**
 Leased Land Fee: **WF Exposure:**
 Sqft Below Grade: **1,584**
 Sq Ft. Unfinished: **1,358**
 # Rooms: **11**
 Recreational: **No**
 Year Built/Desc: **2018/ Completed / New**
 Lot Depth: **119.42**
 Lot Size/Acres: **Under .5 Acre/**

Public Remarks: **Two year old Bungalow in prestigious area on the outskirts of town. Beautifully landscaped yard with large deck for entertaining, deck has been built to support a Hot Tub and wiring is in place. Yard fenced for privacy. Open concept living area, gas fireplace, beautiful large kitchen, main floor laundry, large foyer, master bedroom with ensuite and walkout to the back deck. Gorgeous hardwood and tile floors. Large partially finished basement, finished bedroom and third bathroom. Annual Utility Costs - Natural Gas \$820, Hydro \$789, Water/Sewer \$1188. Call today to view!**

Directions: **Muskoka Road 3, to Selkirk to Braeside to #6**

Interior Features

Interior Features: **Carbon Monoxide Detector, Central Vacuum Roughed-in, Main Floor Laundry, Smoke Detector, Water Heater Owned**
 Basement: **Full/ Partially Finished/ Development Potential** Fireplace: **Natural Gas**
 Heat Primary/Sec: **Forced Air-Gas/**
 HVAC: **Air Exchanger** Foundation: **Poured Concrete**
 Under Contract \$: **UFFI:** Furnace Age: **2018**
 Under Contract/Rental Items: **None** Plumbing Age: **2018**
 Lease To Own Equip: **None** Oil Tank Age: **2018**
 Accessibility: Wiring Age: **2018**

Exterior Features

Add'l Monthly Fees: Exposure: **West** Pool: **None** FH Common Fee:
 Lot Shape: **Rectangular** Lot Irregularities:
 Exterior Finish: **Brick**
 Restrictions: **Easement, Subdivision Covenants**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone, Underground Wiring**
 Topography: **Level** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2018**
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Exterior Features: **Deck(s), Porch, Year-Round Living**
 Other Structures: **Shed**
 Site Influences: **Landscaped, Playground Nearby**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Garage Door Opener, Hot Water Tank Owned, Smoke Detector, Window Coverings**

Exclusions: **Gazebo on Deck**

Tax Information

Roll#: **444202001601503** Local Improve Fee/Comments /
 Pin#: **480800803** Zoning: **R2** Taxes/Year: **\$4,405/ 2020**
 Assessment \$/Year: **\$376,000/2020** Survey/Year: **Yes 2017** Survey Type: **Boundary Only**
 Legal Description: **Lot 3, Plan 35M470 Subject to an easement for entry as in MT196500, Town of Huntsville, District of Muskoka**

Rooms

Room	Level	Dimensions	Features
Foyer	M	10'4"x8'4"	Tile Floors
Living Room	M	16'3"x13'1"	Hardwood floor
Dining Room	M	12'8"x9'6"	Tile Floors, Walkout to Balcony/Deck
Kitchen	M	12'8"x10'11"	Tile Floors
Laundry Room	M	10'1"x5'7"	Tile Floors
Master Bedroom	M	14'10"x13'	Carpet, Walkout to Balcony/Deck
Ensuite	M	10'10"x8'3"	5+ Piece, Tile Floors
Bedroom	M	12'x9'10"	Carpet
Bathroom	M	9'9"x5'11"	4-Piece, Tile Floors
Bedroom	B	13'10"x12'3"	Carpet
Bathroom	B	8'10"x6'9"	3-Piece, Tile Floors

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

Client Full Report

Date Printed: 07/22/2020

Prepared By: NANCY CARR, Salesperson

www.nancycarr.ca

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

All data is subject to Errors, Omissions or Revisions and is not warranted. 07/22/2020 12:16:35 AM