

6 BRAESIDE Crescent, Huntsville, Ontario P1H 0C5

Client Full
Active / Residential

6 BRAESIDE Cr Huntsville

MLS® #: 40030145
Price: **\$679,900**



Muskoka/Huntsville/Huntsville Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	2	2	1

Beds: **3 (2 + 1)**
 Baths: **3 (3 + 0)**
 SF Total: **1,810/LBO provided**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,584.00/LBO provided**
 Blw Grade SF: **226.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,405/2020**

Remarks/Directions

Public Rmks: **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**

Common Elements

Exterior

Exterior Feat:	Deck(s), Porch, Year Round Living		
Construct. Material:	Brick		
Shingles Replaced:	2018	Foundation:	Poured Concrete
Year/Desc/Source:	2018/Completed / New/Owner		
Property Access:	Public Road, Year Round Road		
Other Structures:	Shed		
Pool Features:	None		
Parking Features:	Attached Garage, Asphalt Driveway, Private Double Driveway		
Parking Spaces:	6	Driveway Spaces:	4
Garage Sp/Desc:	2 Spaces		
Services:	Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone, Underground Wiring		
Water Source:	Municipal	Water Tmnt:	
Lot Size:	0.15	Acres Range:	< 0.5
Lot Front:	53.48	Lot Depth:	119.42
Lot Irregularities:		Lot Shape:	Rectangular
Area Influences:	Landscaped, Playground Nearby		
Topography:	Level		
Restrictions:	Subdiv. Covenant		
School District:	Trillium Lakelands District School Board		
		Roof:	Asphalt Shingle
		Prop Attached:	Detached
		Apx Age:	0-5 Years
		Rd Acc Fee:	
		Carport Sp:	
		Sewer:	Sewer (Municipal)
		Acres Rent:	
		Land Lse Fee:	
		Fronting On:	East

Interior

Interior Feat:	Air Exchanger, Central Vacuum Roughed-in, Water Heater Owned		
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)		
Basement:	Full Basement, Partially Finished, Development Potential		
Cooling:	None		
Heating:	Forced Air, Gas		
Fireplace:	1/Natural Gas		
Under Contract:	None	FP Stove Op:	
Inclusions:	Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings	Contract Cost/Mo:	
Electric Age:	2018	Furnished:	
Furnace Age:	2018	UFFI:	
		Plumbing Age:	2018
		Tank Age:	

Property Information

Common Elem Fee: **No**
 Legal Desc: **Lot 3, Plan 35M470 Subject to an easement for entry as in MT196500, Town of Huntsville, District of Muskoka**
 Local Improvements Fee:

Zoning: **R2**
Assess Val/Year: **\$376,000/2020**
PIN: **480800803**
ROLL: **444202001601503**
Possession/Date: **Flexible/**

Survey: **Boundary Only/ 2017**
Hold Over Days:
Occupant Type: **Owner**
Deposit:

Brokerage Information

List Date: **10/06/2020**
List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63**
Source Board:  **The Lakelands**

Prepared By: NANCY CARR, Salesperson

Date Prepared: 10/06/2020

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Information deemed reliable but not guaranteed. CoreLogic Matrix

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Living Room	Main	16.03 x 13.01	4.88 m x 3.96 m	Fireplace, Hardwood floor
Dining Room	Main	12.08 x 9.06	3.66 m x 2.74 m	Tile Floors, Walkout to Balcony/Deck
Kitchen	Main	12.08 x 10.11	3.66 m x 3.05 m	Tile Floors
Laundry	Main	10.01 x 5.07	3.05 m x 1.52 m	Tile Floors
Master Bedroom	Main	14.1 x 13	4.27 m x 3.96 m	Carpet, Ensuite, Walkout to Balcony/Deck
Master Bathroom	Main	10.1 x 8.03	3.05 m x 2.44 m	5+ Piece, Ensuite, Tile Floors
Bedroom	Main	12 x 9.1	3.66 m x 2.74 m	Carpet
Bathroom	Main	9.09 x 5.11	2.74 m x 1.52 m	4-Piece, Tile Floors
Bedroom	Basement	13.1 x 12.03	3.96 m x 3.66 m	Carpet
Bathroom	Basement	8.1 x 6.09	2.44 m x 1.83 m	3-Piece, Tile Floors

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