

29 ENA Drive, Huntsville, Ontario P1H 2J4

Client Full
Incomplete / Residential

29 ENA Dr Huntsville

MLS® #: 40283159
 Price: **\$799,900**



Muskoka/Huntsville/Chaffey

1.5 Storey/House



Water Body: **Harp Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Beds: **3 (3 + 0)**
 Baths: **2 (1 + 1)**
 SF Fin Total: **1,076/LBO provided**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,076.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,091/2021**

Remarks/Directions

Public Rmks: **Step back in time to this three bedroom cottage on sought after Harp Lake. With an additional 1.17 acres across the road full of potential. Enjoy beautiful southern exposure on a dock that is made for entertaining with lots of built in seating. Watch the lake and wildlife from this cozy cottage full of charm at this unique waterfront escape close to Huntsville.**

Directions: **HWY 11 to HWY 60. Turn left on Harp Lake Road to Ena Drive**

Common Elements

Waterfront

Features: **Stairs to Waterfront**
 Dock Type: **Private Docking**
 Shoreline: **Mixed**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **204.75**
 Exposure: **South**
 Island Y/N: **No**

Exterior

Exterior Feat: **Balcony**
 Construct. Material: **Wood**
 Shingles Replaced: **2019**
 Year/Desc/Source: **1959//Owner**
 Property Access: **Municipal Road, Year Round Road**
 Other Structures: **Shed**
 Pool Features: **None**
 Garage & Parking: **Outside/Surface/Open**
 Parking Spaces: **3**
 Services: **Cell Service, Electricity**
 Water Source: **Lake/River**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **204.75**
 Location: **Rural**
 Area Influences: **Lake/Pond**
 View: **Lake**
 Topography: **Hillside**
 Restrictions:

Foundation: **Piers**
 Driveway Spaces: **3.0**
 Water Tmnt: **None**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **378.00**
 Lot Irregularities:

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **South**
 Exposure: **South**

Interior

Interior Feat: **Water Heater Owned**
 Basement: **None**
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **Woodstove**
 Fireplace: **/Wood Stove**
 Under Contract: **None**
 Lease to Own: **None**
 Inclusions: **Furniture, Hot Water Tank Owned, Microwave, Refrigerator, Smoke Detector, Stove, Window Coverings**
 Add Inclusions: **Canoe, and Paddleboat (Cottage is being sold with everything included)**
 Furnace Age:
 Tank Age: **HWT new in 2016**
 UFFI:

Basement Fin:
 FP Stove Op: **No**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 14A and 14 PL 14 CHAFFEY; TOWN OF HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **SR4**
 Assess Val/Year: **\$343,000/2022**
 PIN: **480810227**
 ROLL: **444202001703300**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Boundary Only/ 1957**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **10,000**

Brokerage Information

List Date: **06/22/2022**
List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C](#)
Source Board:  **The Lakelands**

Prepared By: NANCY CARR, Salesperson
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Date Prepared: 06/21/2022

**Information deemed reliable but not guaranteed.* CoreLogic Matrix*

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	8' 7" X 8' 0"	2.62 X 2.44	
Dining Room	Main	10' 11" X 10' 0"	3.33 X 3.05	
Living Room	Main	21' 3" X 10' 11"	6.48 X 3.33	
Bathroom	Main	5' 1" X 5' 0"	1.55 X 1.52	2-Piece
<u>Desc: composting toilet</u>				
Bedroom	Main	10' 2" X 8' 4"	3.10 X 2.54	
Bedroom	Second	19' 4" X 9' 9"	5.89 X 2.97	
Bedroom	Second	11' 2" X 7' 1"	3.40 X 2.16	
Bathroom	Second	7' 1" X 6' 8"	2.16 X 2.03	4-Piece

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