

# 119 PIONEER Avenue, Huntsville, Ontario P1H 2J3

Client Full  
**Active / Residential**

**119 PIONEER Av Huntsville**

MLS® #: 40254987  
Price: **\$1,699,900**



## Muskoka/Huntsville/Brunel

2 Storey/House



Water Body: **Mary Lake**

Type of Water: **Lake**

|          | Beds | Baths | Kitch |
|----------|------|-------|-------|
| Basement | 1    | 1     | 1     |
| Main     | 1    | 1     | 1     |
| Second   | 3    | 2     |       |

Beds: **5 ( 4 + 1 )**  
Baths: **4 ( 3 + 1 )**  
SF Fin Total: **3,726/LBO provided**  
SF Fin Range: **3001 to 4000**  
AG Fin SF: **3,726.00/LBO provide**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$5,974/2021**

### Remarks/Directions

Public Rmks: **Walk into your private retreat on Mary Lake. Fabulous waterfront home with in-law suite and 2 two bedroom cottages. Level waterfront area with dock, sandy beach, fire pit and a wheelchair ramp from the driveway to the waterfront. Plenty of parking for your family and friends. Enjoy the sunset year round. Must be seen to truly appreciate just how unique this property is! This is an estate sale and being sold "as is, where is".**

Directions: **District Road 10 to Hood Road to Fellowship Lane to Pioneer Avenue - follow through parking lot to 119 Pioneer Avenue - Sign on Property**

### Common Elements

#### Waterfront

Features: **Beach Front, Stairs to Waterfront**  
Dock Features: **Boat Slip**  
Dock Type: **Private Docking**  
Shoreline: **Clean, Sandy**  
Shore Rd Allow: **Not Owned**  
Channel Name:

Waterfront:  
Boat House:  
Frontage: **107.00**  
Exposure: **West**  
Island Y/N: **No**

#### Auxiliary Buildings

| Building Type               | Beds     | Baths    | # Kitchens | Winterized |
|-----------------------------|----------|----------|------------|------------|
| <b>Additional Residence</b> | <b>2</b> | <b>1</b> | <b>1</b>   | <b>No</b>  |
| <b>Additional Residence</b> | <b>2</b> | <b>2</b> | <b>1</b>   | <b>No</b>  |

#### Exterior

Exterior Feat: **Landscaped, Porch-Enclosed, Seasonal Living, Year Round Living**  
Construct. Material: **Wood**  
Shingles Replaced: **2017**  
Year/Desc/Source: **/Completed / New/**  
Property Access: **Private Road, Year Round Road**  
Other Structures: **Sauna, Shed, Other**  
Pool Features: **None**  
Garage & Parking: **Private Drive Single Wide//Gravel Driveway**  
Parking Spaces: **10**  
Services: **Cell Service, Electricity, High Speed Internet, Telephone**  
Water Source: **Drilled Well**  
Lot Size Area/Units: **0.344/Acres**  
Lot Front (Ft): **107.00**  
Location: **Rural**  
Area Influences: **Beach, Campground, Lake/Pond, Marina, Place of Worship, Playground Nearby**  
View: **Lake**  
Topography: **Hillside, Level, Terraced**  
Restrictions: **Encroachment**

Foundation: **Concrete Block**  
Water Tmnt: **< 0.5**  
Acres Range: **< 0.5**  
Lot Depth (Ft):  
Lot Irregularities:

Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **Unknown**  
Rd Acc Fee: **\$0**  
Winterized:

Garage Spaces:

Sewer: **Septic**  
Acres Rent:  
Lot Shape: **Irregular**  
Land Lse Fee:  
Retire Com:  
Fronting On:  
Exposure: **West**

#### Interior

Interior Feat: **Built-In Appliances, Ceiling Fans, Countertop Range, Guest Accommodations, In-Law Suite, Oven Built-in, Sauna, Separate Heating Controls, Water Heater Owned**  
Security Feat: **None**  
Access Feat: **Level Entrance, Wheelchair Access**  
Basement: **Full Basement**  
Basement Feat: **Walk-Out**  
Laundry Feat: **In Basement, Main Level**  
Cooling: **None**  
Heating: **Baseboard, Electric, In-Floor, Woodstove**  
Fireplace: **2/Wood Stove**  
Under Contract: **None**  
Lease to Own: **None**  
Inclusions: **Built-in Microwave, Dishwasher, Dryer, Furniture, Hot Water Tank Owned, Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**

Basement Fin: **Partially Finished**  
FP Stove Op:  
Contract Cost/Mo:

Add Inclusions: **All Fridges, Stoves, Microwave, and Dishwashers (See Chattel List in Documents)**  
 Exclusions: **Pot Rack over the Island in the Main House Kitchen, Main House Master Bedroom Furniture and all Staging furniture and decor**

#### Property Information

|                                                                                                                                                                                                                                                                      |                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Common Elem Fee: <b>No</b>                                                                                                                                                                                                                                           | Local Improvements Fee:                 |
| Legal Desc: <b>PCL 5077 SEC MUSKOKA; PT LT 6 CON 10 BRUNEL PT 1 35R5850 RESERVING AN ALLOWANCE OF ONE CHAIN IN PERPENDICULAR WIDTH FOR A RD ON THE SIDE OF THE MUSKOKA RIVER &amp; ON THE SHORE OF MARYS LAKE; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA</b> |                                         |
| Zoning: <b>SR1</b>                                                                                                                                                                                                                                                   | Survey: <b>Boundary Only/ 1978</b>      |
| Assess Val/Year: <b>\$663,000/2020</b>                                                                                                                                                                                                                               | Hold Over Days:                         |
| PIN: <b>480980052</b>                                                                                                                                                                                                                                                | Occupant Type: <b>Owner Plus Tenant</b> |
| ROLL: <b>444206000906600</b>                                                                                                                                                                                                                                         |                                         |
| Possession/Date: <b>Flexible/</b>                                                                                                                                                                                                                                    | Deposit: <b>20000</b>                   |
| Possession Rmks: <b>After June 30th</b>                                                                                                                                                                                                                              |                                         |

#### Brokerage Information

List Date: **05/12/2022**  
 List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C](#)  
 Source Board: **The Lakelands**

**Prepared By: NANCY CARR, Salesperson**

**Date Prepared: 06/29/2022**

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

#### MLS® #: 40254987

| Room                            | Level    | Dimensions        | Dimensions (Metric) | Room Features  |
|---------------------------------|----------|-------------------|---------------------|----------------|
| Foyer                           | Main     | 10' 3" X 10' 1"   | 3.12 X 3.07         | Stone floor    |
| Office                          | Main     | 8' 3" X 8' 2"     | 2.51 X 2.49         | Hardwood floor |
| Kitchen/Dining Room             | Main     | 24' 8" X 11' 2"   | 7.52 X 3.40         |                |
| Living Room                     | Main     | 14' 0" X 13' 6"   | 4.27 X 4.11         | Hardwood floor |
| Laundry                         | Main     | 10' 3" X 5' 6"    | 3.12 X 1.68         |                |
| Bathroom                        | Main     |                   |                     | 3-Piece        |
| Bedroom                         | Main     | 12' 0" X 10' 2"   | 3.66 X 3.10         |                |
| Porch                           | Main     | 39' 4" X 7' 5"    | 11.99 X 2.26        |                |
| Sunroom                         | Main     | 24' 11" X 10' 2"  | 7.59 X 3.10         | Winterized     |
| Bedroom                         | Second   | 13' 11" X 12' 11" | 4.24 X 3.94         |                |
| Bedroom                         | Second   | 13' 10" X 10' 2"  | 4.22 X 3.10         |                |
| Bedroom                         | Second   | 15' 3" X 10' 7"   | 4.65 X 3.23         | Ensuite        |
| Bathroom                        | Second   | 5' 4" X 4' 3"     | 1.63 X 1.30         | 2-Piece        |
| Bathroom                        | Second   | 9' 7" X 4' 11"    | 2.92 X 1.50         | 4-Piece        |
| Utility Room                    | Basement | 14' 11" X 10' 1"  | 4.55 X 3.07         |                |
| Kitchen/Dining Room             | Basement | 16' 3" X 14' 0"   | 4.95 X 4.27         |                |
| Bedroom                         | Basement | 11' 7" X 9' 5"    | 3.53 X 2.87         | Ensuite        |
| Bathroom                        | Basement | 7' 5" X 3' 11"    | 2.26 X 1.19         | 3-Piece        |
| Laundry                         | Basement | 6' 6" X 5' 2"     | 1.98 X 1.57         |                |
| <u>Desc:</u> Bathroom & Laundry |          |                   |                     |                |
| Living Room                     | Basement | 23' 0" X 10' 2"   | 7.01 X 3.10         |                |
| Foyer                           | Basement | 6' 10" X 5' 8"    | 2.08 X 1.73         |                |
| Workshop                        | Basement | 24' 8" X 10' 4"   | 7.52 X 3.15         |                |

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