

# 14 ROGERS Road, Huntsville, Ontario P1H 1T1

Client Full  
Active / Residential

**14 ROGERS Rd Huntsville**

MLS® #: 40411187  
Price: \$479,000



## Muskoka/Huntsville/Huntsville Bungalow/House

	Beds	Baths	Kitch
Basement		1	
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,540**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **880/LBO provided**  
 BG Fin SF: **660**  
 Tot Unfin SF: **220**  
 DOM/CDOM: **1/1**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,530.78/2022**

### Remarks/Directions

Public Rmks: **SOLD FIRM This 3 bedroom 2 bath bungalow is located in a quiet neighbourhood in downtown Huntsville. This well loved home has a large rec room with natural gas fireplace, large deck in the backyard with natural gas hookup for your BBQ and fenced yard. You won't want to miss out on this cute in town home. Annual Hydro is \$2052 and Natural Gas is \$1440**

Directions: **Centre Street South to Rogers Road or West Street South to Rogers Road**  
 Cross St: **Centre Street South**

### Common Elements

Locker:

Balcony:

### Exterior

Exterior Feat: **Deck(s), Porch, Year Round Living**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced: **2010** Foundation: **Concrete Block** Roof: **Asphalt Shingle**  
 Year/Desc/Source: **1963/Completed / New/Other** Prop Attached: **Detached**  
 Property Access: **Municipal Road, Year Round Road** Apx Age: **51-99 Years**  
 Other Structures: **Shed** Rd Acc Fee: **Fully Winterized**  
 Pool Features: **None** Winterized: **Fully Winterized**  
 Garage & Parking: **Private Drive Single Wide//Paver Stone Driveway**  
 Parking Spaces: Driveway Spaces: **2.0** Garage Spaces:  
 Services: **Cable TV Available, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**  
 Lot Size Area/Units: **0.124/Acres** Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **49.87** Lot Depth (Ft): **108.00** Lot Shape: **Rectangular**  
 Location: **Urban** Lot Irregularities:  
 Area Influences: **Downtown**  
 Topography: **Level** Fronting On: **North**  
 Restrictions: **None** Exposure: **South**

### Interior

Interior Feat: **Ceiling Fans, Separate Heating Controls**  
 Basement: **Full Basement** Basement Fin: **Partially Finished**  
 Laundry Feat: **In Basement**  
 Cooling: **Window Unit**  
 Heating: **Baseboard, Electric, Fireplace-Gas**  
 Fireplace: **1/Natural Gas** FP Stove Op:  
 Under Contract: **HWT-Gas** Contract Cost/Mo:  
 Inclusions: **Dishwasher, Dryer, Freezer, Gas Stove, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings**  
 Add Inclusions: **Fridge in Basement and Pullout Sofa in the Rec Room**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **LT 33 PL 35 HUNTSVILLE, TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**  
 Zoning: **R2** Survey: **None/**  
 Assess Val/Year: **\$211,000/2022** Hold Over Days:  
 PIN: **480890429** Occupant Type: **Owner**  
 ROLL: **444201001505300** Deposit: **10k+**  
 Possession/Date: **Flexible/**  
 Possession Rmks: **After July 1st**

### Brokerage Information

List Date: **05/03/2023**  
 List Brokerage: **Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville -Centre Stre**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Foyer</b>	<b>Main</b>	<b>12' 10" X 3' 0"</b>	<b>3.91 X 0.91</b>	
<b>Living Room</b>	<b>Main</b>	<b>12' 10" X 11' 11"</b>	<b>3.91 X 3.63</b>	
<b>Kitchen/Dining Room</b>	<b>Main</b>	<b>17' 2" X 8' 0"</b>	<b>5.23 X 2.44</b>	
<b>Bathroom</b>	<b>Main</b>	<b>8' 10" X 4' 11"</b>	<b>2.69 X 1.50</b>	<b>4-Piece</b>
<b>Bedroom Primary</b>	<b>Main</b>	<b>10' 11" X 8' 11"</b>	<b>3.33 X 2.72</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10' 7" X 8' 5"</b>	<b>3.23 X 2.57</b>	
<b>Bedroom</b>	<b>Main</b>	<b>9' 4" X 8' 5"</b>	<b>2.84 X 2.57</b>	
<b>Laundry</b>	<b>Basement</b>	<b>16' 7" X 13' 11"</b>	<b>5.05 X 4.24</b>	
<b>Bathroom</b>	<b>Basement</b>	<b>7' 6" X 7' 2"</b>	<b>2.29 X 2.18</b>	<b>3-Piece</b>
<b>Recreation Room</b>	<b>Basement</b>	<b>20' 0" X 17' 0"</b>	<b>6.10 X 5.18</b>	
<b>Cold Room</b>	<b>Basement</b>	<b>3' 11" X 3' 3"</b>	<b>1.19 X 0.99</b>	

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