

78 RIPPLE & PALETTE LAKE Road, Huntsville, Ontario P1H 2J4

Client Full
Active / Residential

78 RIPPLE & PALETTE LAKE Rd Huntsville

MLS® #: 40417639
Price: **\$1,599,500**



**Muskoka/Huntsville/Chaffey
Bungalow/House**

Water Body: **Ripple Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Lower		1	
Main	4	2	1

Beds (AG+BG): **4 (4 + 0)**
Baths (F+H): **3 (2 + 1)**
SF Fin Total: **3,130**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,890/LBO provided**
BG Fin SF: **1,240/LBO provided**
Tot Unfin SF: **650**
DOM/CDOM: **26/88**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$5,233.66/2022**

Remarks/Directions

Public Rmks: **Welcome to the Cottage in the Cottage! This quality built waterfront home was built around the original family cottage in 2005. All new plumbing, electrical, heating, metal roof and garage in 2005. Enjoy sunset views on the 213' of waterfrontage, with your own beach, dock and boat launch. Large heated 32x34 detached garage with 12x12 overhead door. This 4 bedroom, 2.5 bath home is located 10 minutes from town on Ripple Lake. Access to the property is via year round municipally maintained road. Maintenance free exterior, propane forced air with propane and wood burning fireplaces. Fibre-optic high speed internet with the Lakeland network. Large sea can at the waterfront houses all your water toys and outdoor furniture. Watch the sunset while sitting around the firepit at the waterfront. This year round home or cottage offers so much, it really must be seen in person. Call today for more information or to set up an in person viewing.**

Directions: **North Waseosa Lake Road to Ripple and Palette Lake Road to #78**

Common Elements

Waterfront

Features: **Beach Front**
Dock Features: **Boat Launch**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Hard Bottom, Sandy, Shallow**
Shore Rd Allow: **None**
Channel Name:
Boat House:
Frontage: **213.00**
Exposure: **West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Patio(s), Year Round Living**
Construct. Material: **Vinyl Siding**
Shingles Replaced: **2005** Foundation: **Poured Concrete** Roof: **Metal**
Year/Desc/Source: **2005/Completed / New/Owner** Prop Attached: **Detached**
Property Access: **Municipal Road, Year Round Road** Apx Age: **16-30 Years**
Other Structures: **Storage** Rd Acc Fee:
Pool Features: **None** Winterized: **Fully Winterized**
Garage & Parking: **Detached Garage//Private Drive Triple+ Wide//Circular Driveway**
Parking Spaces: Driveway Spaces: **10.0** Garage Spaces: **4.0**
Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
Water Source: **Dug Well** Water Tmnt: **None** Sewer: **Septic**
Lot Size Area/Units: **0.580/Acres** Acres Range: **0.50-1.99** Acres Rent:
Lot Front (Ft): **213.00** Lot Depth (Ft):
Location: **Rural** Lot Irregularities:
Area Influences: **Lake/Pond, School Bus Route**
View: **Lake** Retire Com:
Topography: **Terraced** Fronting On: **West**
Restrictions: **None** Exposure: **West**

Interior

Interior Feat: **Ceiling Fans, Central Vacuum, Floor Drains, Propane Tank, Upgraded Insulation, Ventilation System, Water Heater Owned, Work Bench, Workshop**
Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**
Access Feat: **Ramped Entrance <= 12"**
Basement: **Full Basement** Basement Fin: **Partially Finished**
Basement Feat: **Walk-Out**
Laundry Feat: **Electric Dryer Hookup, Washer Hookup**
Cooling: **None**
Heating: **Fireplace-Gas, Fireplace-Wood, Forced Air-Propane**
Fireplace: **2/Fireplace Insert, Propane, Wood** FP Stove Op: **Yes**
Under Contract: **Alarm System, Propane Tank** Contract Cost/Mo:
Lease to Own: **None**
Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Freezer, Furniture, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Window Coverings**

Add Inclusions: **See documents for list of chattels and exclusions**
Electric Age: **2005** Plumbing Age: **2005**
Furnace Age: **2005** Tank Age: **2005**

Furnished:
UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **Concession 12, Lot 13, Plan 10, Lot 20, Chaffey; Town of Huntsville, District of Muskoka**
Zoning: **SR5** Survey: **Boundary Only/**
Assess Val/Year: **\$569,000/2020** Hold Over Days:
PIN: **480770266** Occupant Type: **Owner**
ROLL: **444202002308700**
Possession/Date: **Flexible/** Deposit: **50000**

Brokerage Information

List Date: **05/09/2023**
List Brokerage: [Royal Lepage Lakes Of Muskoka Realty, Brokerage, Huntsville -Centre Stre](#)


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Source Board: The Lakelands Association of REALTORS®
Prepared By: Nancy Carr, Salesperson
Date Prepared: 06/04/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	12' 6" X 6' 9"	3.81 X 2.06	Tile Floors
Kitchen	Main	12' 0" X 8' 5"	3.66 X 2.57	Tile Floors
Dining Room	Main	15' 1" X 12' 10"	4.60 X 3.91	Tile Floors, Vaulted Ceiling, Walkout to Balcony/Deck
Living Room	Main	22' 8" X 13' 8"	6.91 X 4.17	Fireplace, Hardwood floor
Other	Main	11' 10" X 7' 11"	3.61 X 2.41	Hardwood floor, Wet Bar
Bedroom Primary	Main	14' 6" X 11' 10"	4.42 X 3.61	Hardwood floor
Bedroom	Main	13' 9" X 10' 10"	4.19 X 3.30	Hardwood floor
Bathroom	Main	9' 8" X 4' 11"	2.95 X 1.50	3-Piece, Tile Floors
Laundry	Main	7' 3" X 7' 3"	2.21 X 2.21	Tile Floors
Bedroom	Main	12' 5" X 7' 1"	3.78 X 2.16	Hardwood floor
Bedroom	Main	10' 3" X 9' 4"	3.12 X 2.84	Hardwood floor
Bathroom	Main	7' 2" X 6' 7"	2.18 X 2.01	3-Piece, Tile Floors
Utility Room	Lower	26' 11" X 20' 8"	8.20 X 6.30	
Recreation Room	Lower	40' 3" X 15' 10"	12.27 X 4.83	Fireplace, Tile Floors, Walkout to Balcony/Deck
Bonus Room	Lower	19' 2" X 16' 9"	5.84 X 5.11	Tile Floors
Bathroom	Lower	6' 4" X 5' 2"	1.93 X 1.57	2-Piece, Tile Floors

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