

433 NORTH MARY LAKE Road, Huntsville, Ontario P1H 1R9

Client Full
Active / Residential

433 NORTH MARY LAKE Rd Huntsville

MLS® #: 40415722

Price: \$639,000



Muskoka/Huntsville/Brunel

1.5 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,850**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,250/LBO provided**
 BG Fin SF: **600/LBO provided**
 Tot Unfin SF: **225**
 DOM/CDOM: **30/30**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,628.04/2022**

Remarks/Directions

Public Rmks: **Beautifully maintained and updated brick home with 3 bedrooms and 2 bathrooms on a huge level private lot within 5 minutes to downtown Huntsville. Enclosed porch, covered porch and large deck overlook the many gardens on this lovely lot. Large kitchen and dining area ideal for entertaining or large family dinners. Lovely hardwood floors throughout the main floor. Partially finished basement with rec room. Close to boat launch on the river - providing access to the four lake chain.**

Directions: **BRUNEL ROAD TO NORTH MARY LAKE ROAD TO #433**

Common Elements

Exterior

Exterior Feat: **Deck(s), Porch, Porch-Enclosed, Year Round Living**
 Construct. Material: **Brick, Vinyl Siding**
 Shingles Replaced: Foundation: **Concrete**
 Year/Desc/Source: // Roof: **Metal**
 Property Access: **Municipal Road, Year Round Road** Prop Attached: **Detached**
 Other Structures: **Shed** Apx Age: **51-99 Years**
 Pool Features: **None** Rd Acc Fee:
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway** Winterized: **Fully Winterized**
 Parking Spaces: Driveway Spaces: **5.0** Garage Spaces:
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone**
 Water Source: **Drilled Well** Water Tmnt: **Iron/Mineral Filter** Sewer: **Septic**
 Lot Size Area/Units: **0.255/Acres** Acres Rent:
 Lot Front (Ft): **61.60** Lot Depth (Ft): **230.12** Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **School Bus Route**
 Topography: **Level** Fronting On: **West**
 Restrictions: **None** Exposure: **East**

Interior

Interior Feat: **Ceiling Fans, Sump Pump, Water Heater Owned**
 Security Feat: **None**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Laundry Feat: **In Basement**
 Cooling: **None**
 Heating: **Forced Air, Gas**
 Fireplace: **2/Electric** FP Stove Op:
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Gas Stove, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings**
 Add Inclusions: **TV and Fireplace in the Rec Room, TV and Fireplace in the Living Room**
 Furnace Age: **2012** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 14 CON 13 BRUNEL AS IN DM349768; HUNTSVILLE; DISTRICT OF MUSKOKA**
 Zoning: **RR** Survey: **Boundary Only/ 2000**
 Assess Val/Year: **\$177,000/2023** Hold Over Days:
 PIN: **480990786** Occupant Type: **Owner**
 ROLL: **444206001506700**
 Possession/Date: **90+ Days/** Deposit: **15k+**

Brokerage Information

List Date: **05/08/2023**
 List Brokerage: **Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville -Centre Stre**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Nancy Carr, Salesperson
Date Prepared: 06/07/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Porch	Main	8' 0" X 7' 4"	2.44 X 2.24	Laminate
Dining Room	Main	15' 5" X 11' 8"	4.70 X 3.56	Hardwood floor
Kitchen	Main	12' 4" X 11' 8"	3.76 X 3.56	Hardwood floor
Living Room	Main	13' 6" X 12' 3"	4.11 X 3.73	Hardwood floor
Foyer	Main	10' 1" X 5' 10"	3.07 X 1.78	Tile Floors
Bathroom	Main	9' 0" X 5' 0"	2.74 X 1.52	4-Piece, Tile Floors
Bedroom Primary	Second	10' 9" X 10' 4"	3.28 X 3.15	Carpet
Bedroom	Second	10' 11" X 10' 4"	3.33 X 3.15	Carpet
Bedroom	Second	13' 4" X 8' 5"	4.06 X 2.57	Carpet
Bathroom	Second	5' 0" X 4' 4"	1.52 X 1.32	2-Piece
Laundry	Basement	8' 9" X 8' 5"	2.67 X 2.57	
Recreation Room	Basement	15' 0" X 12' 6"	4.57 X 3.81	Carpet
Utility Room	Basement	15' 6" X 6' 6"	4.72 X 1.98	
Office	Basement	15' 1" X 8' 1"	4.60 X 2.46	
Cold Room	Basement	8' 3" X 6' 8"	2.51 X 2.03	

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