

# 29 WALTER Street, Huntsville, Ontario P1H 1W2

Client Full  
**Incomplete / Residential**

**29 WALTER St Huntsville**

MLS® #: 40458998  
 Price: **\$739,000**



## Muskoka/Huntsville/Chaffey Bungalow Raised/House

|       | Beds | Baths | Kitch |
|-------|------|-------|-------|
| Lower | 1    | 1     |       |
| Main  | 3    | 1     | 1     |

Beds (AG+BG): **4 (3 + 1)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,635**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,070/LBO provided**  
 BG Fin SF: **565**  
 Tot Unfin SF: **505**  
 DOM:  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,298.41/2022**

### Remarks/Directions

Public Rmks: **Well maintained 4 bedroom, two bath home in town. Nicely landscaped yard and paved driveway. Large covered deck, attached garage and full walkout basement - great potential for an in-law suite. Recent updates include newly shingled roof in 2021, new flooring on the main level in 2021, kitchen island and covered back deck. No need to fill your BBQ with the gas line available under the deck. Main floor laundry, gas fireplace in the rec room with a walk out to the backyard.**

Directions: **Main Street West to Yonge Street to Greaves Avenue to Goodwin Drive to Walter Street to #29**

### Common Elements

#### Exterior

Exterior Feat: **Deck(s), Patio(s), Porch, Year Round Living**  
 Construct. Material: **Stone, Vinyl Siding**  
 Shingles Replaced: **2021** Foundation: **Concrete Block** Roof: **Asphalt Shingle**  
 Year/Desc/Source: **2003/Completed / New/Owner** Prop Attached: **Detached**  
 Property Access: **Municipal Road, Year Round Road** Apx Age: **16-30 Years**  
 Other Structures: Winterized: **Fully Winterized**  
 Pool Features: **None**  
 Garage & Parking: **Attached Garage//Private Drive Double Wide**  
 Parking Spaces: Driveway Spaces: **4.0** Garage Spaces: **2.0**  
 Services: **Cable TV Available, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone, Underground Wiring**  
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**  
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **65.00** Lot Depth (Ft): **110.00** Lot Shape: **Rectangular**  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Beach, Downtown, Highway Access, Landscaped, Playground Nearby, Public Transit, Shopping Nearby**  
 Topography: **Rolling** Fronting On: **West**  
 Restrictions: **Easement** Exposure: **East**

#### Interior

Interior Feat: **Auto Garage Door Remote(s), Central Vacuum, In-law Capability, Sump Pump**  
 Security Feat: **None**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Fireplace-Gas, Forced Air, Gas**  
 Fireplace: **1/Natural Gas** FP Stove Op:  
 Under Contract: **HWT-Gas** Contract Cost/Mo:  
 Lease to Own: **None**  
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings**  
 Electric Age: **2003** Plumbing Age: **2003** Furnished:  
 Furnace Age: **2003** Tank Age: UFFI: **No**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PCL 68-1 SEC M536; LT 68 PL M536 CHAFFEY; T/W EASEMENT OVER PT LT 70, 73 & 74 PL M536 CHAFFEY PT 1, 3 & 4 35R20275 AS IN MT15362, MT15364 & MT15367 RESPECTIVELY; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
 Zoning: **R2** Survey: **Boundary Only/ 2004**  
 Assess Val/Year: **\$275,000/2023** Hold Over Days:  
 PIN: **480960062** Occupant Type: **Vacant**  
 ROLL: **444202000400940**  
 Possession/Date: **Immediate/** Deposit: **5%**

### Brokerage Information

List Date: **07/28/2023**

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: 07/29/2023

\*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>    |
|-----------------|--------------|-------------------|----------------------------|-------------------------|
| Living Room     | Main         | 12' 6" X 11' 0"   | 3.81 X 3.35                |                         |
| Kitchen         | Main         | 10' 9" X 10' 4"   | 3.28 X 3.15                |                         |
| Dining Room     | Main         | 15' 0" X 9' 2"    | 4.57 X 2.79                |                         |
| Den             | Main         | 10' 0" X 9' 0"    | 3.05 X 2.74                | Walkout to Balcony/Deck |
| Bedroom Primary | Main         | 12' 3" X 11' 5"   | 3.73 X 3.48                |                         |
| Bedroom         | Main         | 9' 0" X 8' 10"    | 2.74 X 2.69                |                         |
| Bedroom         | Main         | 8' 11" X 8' 10"   | 2.72 X 2.69                |                         |
| Bathroom        | Main         | 8' 4" X 6' 0"     | 2.54 X 1.83                | 4-Piece                 |
| Laundry         | Main         | 6' 0" X 5' 8"     | 1.83 X 1.73                |                         |
| Foyer           | Main         | 5' 4" X 3' 9"     | 1.63 X 1.14                |                         |
| Recreation Room | Lower        | 20' 8" X 20' 0"   | 6.30 X 6.10                |                         |
| Bedroom         | Lower        | 11' 0" X 10' 8"   | 3.35 X 3.25                |                         |
| Bathroom        | Lower        | 8' 4" X 4' 10"    | 2.54 X 1.47                | 3-Piece                 |
| Storage         | Lower        | 15' 6" X 7' 5"    | 4.72 X 2.26                |                         |
| Utility Room    | Lower        | 10' 8" X 9' 7"    | 3.25 X 2.92                |                         |

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