

357 RAVENSCLIFFE Road, Huntsville, Ontario P1H 1L6

Client Full
Active / Residential

357 RAVENSCLIFFE Rd Huntsville

MLS® #: **40464722**
Price: **\$829,900**



Muskoka/Huntsville/Chaffey Bungalow Raised/House

	Beds	Baths	Kitch
Lower	2	1	
Main	1	1	1

Beds (AG+BG): **3 (1 + 2)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **3,164**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,672/Plans**
BG Fin SF: **1,492**
Tot Unfin SF: **180**
DOM: **30**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,154.47/2022**

Remarks/Directions

Public Rmks: **Large family home with mature perennial gardens and trees, making this property very private even though it's on a busy road. This 3 bedroom, 2 bath home has ICF foundation, in floor radiant heat, ductless air conditioning, covered back deck, main floor laundry, natural gas fireplace and large soaker tub. Fenced backyard - great for a young family or your four legged family members. Annual hydro last year was \$1007 and natural gas was \$1579. Large heated attached garage with direct access into the basement utility room.**

Directions: **HWY 11 to Ravenscliffe Road to #357 before the Fair Grounds**

Common Elements

Exterior

Exterior Feat:	Deck(s), Porch, Privacy, Year Round Living	Roof:	Fiberglass Shingle
Construct. Material:	Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:	2019	Apex Age:	16-30 Years
Year/Desc/Source:	2002/Completed / New/Owner	Rd Acc Fee:	
Property Access:	Municipal Road, Year Round Road	Winterized:	Fully Winterized
Other Structures:		Garage Spaces:	2.0
Garage & Parking:	Attached Garage//Private Drive Double Wide//Gravel Driveway	Garage Spaces:	2.0
Parking Spaces:	Driveway Spaces: 10.0	Garage Spaces:	2.0
Services:	Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone	Sewer:	Sewer (Municipal)
Water Source:	Municipal	Acres Rent:	
Lot Size Area/Units:	0.514/Acres	Lot Shape:	Rectangular
Lot Front (Ft):	101.00	Land Lse Fee:	
Location:	Urban	Retire Com:	
Area Influences:	Beach, Downtown, High Traffic Area, Highway Access	Fronting On:	West
View:	Trees/Woods	Exposure:	East
Topography:	Level		
Restrictions:	None		

Interior

Interior Feat:	Air Exchanger, Auto Garage Door Remote(s), Ceiling Fans, Floor Drains, On Demand Water Heater, Separate Heating Controls, Ventilation System, Water Heater Owned		
Basement:	Full Basement	Basement Fin:	Fully Finished
Basement Feat:	Walk-Up		
Laundry Feat:	Main Level		
Cooling:	Ductless, Wall Unit		
Heating:	In-Floor, Radiant		
Fireplace:	2/Electric, Natural Gas	FP Stove Op:	
Under Contract:	None	Contract Cost/Mo:	
Lease to Own:	None		
Inclusions:	Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Range Hood, Refrigerator, Smoke Detector, Washer		
Add Inclusions:	All Window Blinds		
Exclusions:	Freezer, Shelving in Garage and Utility Room, Curtains, one Peony Plant and a Small Tree Seedling		
Electric Age:	2002	Plumbing Age:	2002
Furnace Age:	2013	Tank Age:	
		Furnished:	
		UFFI:	

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 10 CON 3 CHAFFEY PT 1 35R10896; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA		
Zoning:	R1	Survey:	Boundary Only/ 1986
Assess Val/Year:	\$263,000/2023	Hold Over Days:	
PIN:	480790406	Occupant Type:	Owner
ROLL:	444202001303604		
Possession/Date:	Flexible/	Deposit:	5%

Brokerage Information

List Date: **08/06/2023**
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: 09/05/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	9' 6" X 7' 8"	2.90 X 2.34	
Eat-in Kitchen	Main	20' 10" X 13' 6"	6.35 X 4.11	
Living Room	Main	15' 8" X 15' 4"	4.78 X 4.67	
Dining Room	Main	13' 11" X 12' 6"	4.24 X 3.81	
Bedroom Primary	Main	13' 6" X 11' 0"	4.11 X 3.35	
Bathroom	Main	9' 7" X 8' 0"	2.92 X 2.44	3-Piece
Laundry	Main	11' 0" X 9' 1"	3.35 X 2.77	
Recreation Room	Lower	17' 6" X 14' 6"	5.33 X 4.42	
Bedroom	Lower	16' 6" X 8' 9"	5.03 X 2.67	
Bedroom	Lower	19' 10" X 10' 1"	6.05 X 3.07	
Bathroom	Lower	12' 10" X 6' 7"	3.91 X 2.01	4-Piece
Utility Room	Lower			

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