

# 186 LAKEWOOD PARK Road, Huntsville, Ontario P1H 1Y7

Client Full  
**Active / Residential**

**186 LAKEWOOD PARK Rd Huntsville**

Listing ID: 40596233  
Price: **\$669,900**



## Muskoka/Huntsville/Huntsville

### Bungalow Raised/House

|          | Beds | Baths | Kitch |
|----------|------|-------|-------|
| Basement | 2    | 1     |       |
| Main     | 2    | 1     | 1     |

Beds (AG+BG): **4 (2 + 2)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **2,200**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,200/Owner**  
 BG Fin SF: **1,000/Owner**  
 Tot Unfin SF: **200**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,579.23/2023**

### Remarks/Directions

Public Rmks: **Spacious family home in a lovely subdivision with access to Vernon Narrows via a town waterfront lot at the end of the street. Large covered porch at the front of the house. Hardwood floors throughout the main level, main floor laundry and large eat in kitchen with plenty of storage. Lower level has a rec room, two bedrooms, 4 pc bath, utility room and storage room. Detached oversized single garage. Some of the photos were provided by the seller from when she lived in the home. Home is currently occupied by tenants.**

Directions: **ASPDIN ROAD TO LAKEWOOD PARK ROAD TO #186 ON THE LEFT HAND SIDE.**

### Exterior

Exterior Feat: **Porch, Year Round Living**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced:  
 Year/Desc/Source: **2001/Completed / New/Owner** Foundation: **Block** Roof: **Asphalt Shingle**  
 Property Access: **Municipal Road, Year Round Road** Prop Attached: **Detached**  
 Other Structures:  
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Gravel Driveway** Apx Age: **16-30 Years**  
 Parking Spaces: **5** Driveway Spaces: **4.0** Rd Acc Fee:  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone** Winterized: **Fully Winterized**  
 Water Source: **Municipal** Water Tmnt:  
 Lot Size Area/Units: **0.230/Acres** Acres Range: **0.50-1.99** Sewer: **Sewer (Municipal)**  
 Lot Front (Ft): **95.00** Lot Depth (Ft): **103.00** Acres Rent:  
 Location: **Urban** Lot Irregularities:  
 Area Influences: **Access to Water, Highway Access** Land Lse Fee:  
 Topography:  
 Restrictions: **None** Fronting On: **West**  
 Exposure:

### Interior

Interior Feat: **Ceiling Fans**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Forced Air, Gas**  
 Under Contract: **Hot Water Heater** Contract Cost/Mo:  
 Lease to Own: **None**  
 Inclusions: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 56 PL 13 CHAFFEY PT 1, 35R17957; HUNTSVILLE; DISTRICT OF MUSKOKA**  
 Zoning: **R1** Survey: **Boundary Only/ 1999**  
 Assess Val/Year: **\$286,000/2024** Hold Over Days:  
 PIN: **480970098** Occupant Type: **Tenant**  
 ROLL: **444202000206701** Deposit: **10000+**  
 Possession/Date: **60 - 89 Days/**  
 Possession Rmks: **60 DAYS - TENANT**

### Brokerage Information

List Date: **05/29/2024**  
 List Brokerage: **Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville - Centre Str**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Nancy Carr, Salesperson  
 Date Prepared: 05/29/2024

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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>8' 5" X 6' 6"</b>    | <b>2.57 X 1.98</b>         |                      |
| <b>Bedroom Primary</b> | <b>Main</b>     | <b>14' 0" X 11' 11"</b> | <b>4.27 X 3.63</b>         |                      |
| <b>Bedroom</b>         | <b>Main</b>     | <b>14' 1" X 9' 5"</b>   | <b>4.29 X 2.87</b>         |                      |
| <b>Bathroom</b>        | <b>Main</b>     | <b>10' 5" X 8' 3"</b>   | <b>3.17 X 2.51</b>         | <b>5+ Piece</b>      |
| <b>Laundry</b>         | <b>Main</b>     | <b>10' 6" X 5' 8"</b>   | <b>3.20 X 1.73</b>         |                      |
| <b>Living Room</b>     | <b>Main</b>     | <b>14' 10" X 14' 1"</b> | <b>4.52 X 4.29</b>         |                      |
| <b>Eat-in Kitchen</b>  | <b>Main</b>     | <b>17' 6" X 14' 0"</b>  | <b>5.33 X 4.27</b>         |                      |
| <b>Porch</b>           | <b>Main</b>     | <b>29' 5" X 7' 7"</b>   | <b>8.97 X 2.31</b>         |                      |
| <b>Recreation Room</b> | <b>Basement</b> | <b>19' 1" X 13' 7"</b>  | <b>5.82 X 4.14</b>         |                      |
| <b>Bedroom</b>         | <b>Basement</b> | <b>13' 8" X 11' 4"</b>  | <b>4.17 X 3.45</b>         |                      |
| <b>Bedroom</b>         | <b>Basement</b> | <b>13' 10" X 13' 7"</b> | <b>4.22 X 4.14</b>         |                      |
| <b>Bathroom</b>        | <b>Basement</b> | <b>9' 2" X 6' 8"</b>    | <b>2.79 X 2.03</b>         | <b>4-Piece</b>       |
| <b>Utility Room</b>    | <b>Basement</b> | <b>14' 2" X 10' 5"</b>  | <b>4.32 X 3.17</b>         |                      |
| <b>Storage</b>         | <b>Basement</b> | <b>10' 0" X 6' 0"</b>   | <b>3.05 X 1.83</b>         |                      |

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