



NANCY CARR

Sales Representative

ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63

Cell: 705-788-6087

nancy@nancycarr.ca

Cross Property Client Full

20 HODGES LANE

Huntsville, ON P1H 1M7

District of Muskoka/Huntsville/Chaffey

Residential/Single Family/For Sale

Active

Price: \$349,900.00



MLS@#: 145628
 List Date: 03-Aug-2018
 Bedrooms (AG/BG): 3 (3/0)
 Bathrooms (F/H): 2 (1/1)

Type: Detached
 Style: Bungalow Raised
 Sqft Above Grade: 1,090
 Sq Ft Finished: 1,612
 Sq Ft Source: LBO provided
 Sqft Below Grade: 1,052
 Sq Ft. Unfinished: 530

New Construction: No
 Title/Ownership: Freehold
 # Rooms: 14
 Recreational: No
 Year Built/Desc: 1999/Completed / New

Fronting On: West
 Lot Front: 144.36
 Lot Depth: 100.00
 Road Access Fee:
 Lot Size/Acres: Under .5 Acre/0.36

Access: Municipal road, Year Round
 Garage Spaces/Type: 1.0/Built-In
 Driveway Spaces/Type: 2/Private Single Wide/Asphalt
 Waterfront: No
 WF Exposure:

Public Remarks: Well maintained family home with recent updates and move in ready. This 3 bedroom, 1.5 bath home is located in a family neighbourhood of fine homes close to downtown Huntsville. Open concept living area with walk out to the deck. New flooring throughout the main floor, large kitchen island, main floor bath has been updated and completely painted (including ceilings) in majority of the house. Lower level has a finished rec room with gas stove and room for a fourth bedroom or office. Natural gas forced air, central air, paved driveway and wired for a generator. Large private side yard with beautiful mature trees. Call today to view! Quick closing available. Hydro \$70/month, Natural Gas \$108/month and Water/Sewer is \$55/month.

Directions: WEST ROAD TO HODGES LANE

Interior Features

Interior Features: Carbon Monoxide Detector, Gas Stove(s), Smoke Detector, Water Heater Owned
 Basement: Full/Partially Finished/
 Heat Primary/Sec: Forced Air-Gas, Hot Water-Gas/
 HVAC: Central Air
 Foundation: Concrete Block
 Under Contract \$:
 UFFI: No
 Furnace Age:
 Under Contract/Rental Items: None
 Plumbing Age:
 Lease To Own Equip: None
 Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: Irregular
 Exposure: North East
 Pool: None
 Lot Irregularities:
 Exterior Finish: Vinyl Siding
 FH Common Fee:
 Restrictions: None
 Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone
 Topography: Hilly
 Alternative Power:
 Roofing: Asphalt
 Yr Roof Replaced: 2017
 Water/Supply Type: Municipal/
 Sewage: Municipal Sewers
 Water Treatment: None
 Exterior Features: Deck(s), Year-Round Living
 Site Influences: Place of Worship, River/Stream, Schools, Shopping Nearby

Inclusions/Exclusions

Inclusions: Dishwasher, Refrigerator, Stove, Carbon Monoxide Detector, Garage Door Opener, Hot Water Tank Owned, Smoke Detector, Window Coverings

Exclusions: Washer and Dryer

Tax Information

Roll#: 444202000800607
 Local Improve Fee/Comments No/
 Pin#: 480910007
 Zoning: R1
 Taxes/Year: \$2,700/2018
 Assessment \$/Year: \$237,000/2018
 Survey/Year: No
 Survey Type: None
 Legal Description: PCL 7-1 SEC 35M626; LT 7 PL 35M626 CHAFFEY EXCEPT PT 1 35R17809; TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Foyer	M	6'x4'	Hardwood floor
Kitchen	M	11'6" x 11'1"	Laminate
Dining Room	M	11'6" x 7'11"	Laminate, Sliding doors, Walkout to Balcony/Deck
Living Room	M	16' x 11'8"	Laminate
Master Bedroom	M	11'10" x 10'11"	Laminate
Bathroom	M	10'11" x 4'11"	4-Piece
Bedroom	M	9'8" x 9'	Laminate
Bedroom	M	9'8" x 9'	Laminate
Recreation Room	B	20'1" x 11'1"	Carpet
Bathroom	B	8'9" x 5'5"	2-Piece
Laundry Room	B	16'2" x 4'10"	
Storage Room	B	10'8" x 6'9"	
Utility	B	8'9" x 4'10"	
Other	B	26'3" x 11'	

ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63

Client Full Report

Date Printed: 08/03/2018

Prepared By: NANCY CARR, Salesperson

ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63

All data is subject to Errors, Omissions or Revisions and is not warranted. 08/03/2018 04:01:02 PM