

## Cross Property Client Full

**279 & 283 WEST POINT SANDS ROAD**

**Huntsville, ON P1H 1C4  
District of Muskoka/ Huntsville/ Brunel**

**Residential/ Single Family/ For Sale Price: \$349,900.00**

**Active**



MLS#: **215145**  
 List Date: **13-Aug-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **1 ( 1/ 0)**

Type: **Detached Bungalow**  
 Style: **Detached Bungalow**  
 Sqft Above Grade: **1,240** Sqft Below Grade: **0**  
 Sq Ft Finished: **1,240** Sq Ft. Unfinished:  
 Sq Ft Source: **Other**  
 New Construction: **No** # Rooms: **8**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Year Built/Desc: **1976/ Completed / New**  
 Fronting On: **East** Year Built/Desc: **New**  
 Lot Front: **200.00** Lot Depth: **203.00**  
 Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/ 0.90**

Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **4/ Private Single Wide/ Gravel**  
 Waterfront: **No** WF Exposure:  
 Leased Land Fee:

Public Remarks: **Beautifully maintained year round home or cottage not on the water. Many recent updates include; kitchen, bathroom, all windows and doors, flooring, roof, generator and hot tub. Walking distance to public beach and lake access on Mary Lake. Private setting and seasonal view of Mary Lake. Included in this listing is a separately deeded vacant lot.**

Directions: **MUSKOKA ROAD 10 TO WEST POINT SANDS TO #279 AND #283 NEAR THE END ON THE LEFT**

### Interior Features

Interior Features: **Carbon Monoxide Detector, Cathedral Ceiling, Hot Tub, Main Floor Laundry, Skylight, Smoke Detector, Water Heater Owned**  
 Basement: **Crawl Space/ Unfinished/ Exposed Rock** Fireplace:  
 Heat Primary/Sec: **Forced Air-Propane/**  
 HVAC: **None** Foundation: **Concrete Block**  
 Under Contract \$: UFFI: **No** Furnace Age: **2009**  
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:  
 Lease To Own Equip: **None** Oil Tank Age: **N/A**  
 Accessibility: Wiring Age: **2004**

### Exterior Features

Add'l Monthly Fees: Exposure: **West** Pool: **None** FH Common Fee:  
 Lot Shape: **Square** Lot Irregularities:  
 Exterior Finish: **Wood**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**  
 Topography: **Hillside, Partially Cleared, Wooded/Treed** Alternative Power: **Generator-wired**  
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2013**  
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**  
 Water Treatment: **None**  
 Exterior Features: **Deck(s), Hot Tub, Year-Round Living**  
 Other Structures: **Shed**  
 Site Influences: **Beach, Lake Access**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Satellite Dish, Smoke Detector, Window Coverings Generator**

Exclusions: **None**

### Tax Information

Roll#: **444206000804100** Local Improve Fee/Comments **No/**  
 Pin#: **480980219** Zoning: **SR1** Taxes/Year: **\$1,539/ 2019**  
 Assessment \$/Year: **\$176,700/2019** Survey/Year: **Yes 1969** Survey Type: **Boundary Only**  
 Legal Description: **CONCESSION 9, LOT 3, PLAN M442, PART LOT 39 AND 40 BRUNEL, TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

### Rooms

Room	Level	Dimensions	Features
<b>Kitchen</b>	M	<b>13'2"x9'7"</b>	
<b>Dining Room</b>	M	<b>10'x9'11"</b>	
<b>Living Room</b>	M	<b>23'3"x13'1"</b>	<b>Walkout to Balcony/Deck</b>
<b>Master Bedroom</b>	M	<b>15'3"x14'</b>	
<b>Bathroom</b>	M	<b>9'7"x4'11"</b>	<b>4-Piece</b>
<b>Bedroom</b>	M	<b>13'2"x9'8"</b>	
<b>Bedroom</b>	M	<b>9'8"x8'1"</b>	
<b>Workshop</b>	B	<b>16'6"x10'</b>	

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

Client Full Report

Date Printed: 08/13/2019

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