136 VERNON Lane, Huntsville, Ontario P1H 2J2

Client Full
Active / Residential

136 VERNON Ln Huntsville

MLS®#: 40027978
Price: **$349,900**

Muskoka/Huntsville/Stisted
Chalet/House

	Beds	Baths	Kitch
Basement		1	
Main		1	1
Second	2		

Beds: **2** (**2** + **0**)
Baths: **2** (**1** + **1**)
SF Total: **1,524/LBO provided**
SF Range: **1501 to 2000**
Abv Grade Fin SF: **1,524.00/LBO provided**
Common Interest: **Freehold/None**
Tax Amt/Yr: **$1,854/2020**

Remarks/Directions

Public Rmks: **Two bedroom, 1.5 bath country home or cottage. Balcony off of the master bedroom. Open concept main floor living space features wood stove providing heat and comfort during the cooler months. Access door from kitchen to side deck and from living room to front deck. Lower level walkout to parking / yard area. Lower level includes stone hearth for future wood or propane woodstove, family room area, laundry area and 2 piece bath. Pine accenting enhances the country feel of this home. Large deck to enjoy outdoor living. Nicely treed property with mostly hardwoods providing plenty of privacy from the road and other properties in the area. Short distance to public access point on Lake Vernon. A great place to enjoy Muskoka country living year round and not far from downtown Huntsville and all its amenities.**

Directions: **RAVENSCLIFFE ROAD TO HOODSTOWN ROAD, LEFT ON SOUTH DRIVE, TO VERNON LANE, TO #136 ON THE LEFT**

Common Elements

Assoc Fees:
Pets Allowed: **No**

Exterior

Exterior Feat: **Balcony, Deck(s), Private Entrance, Year Round Living**
Construct. Material: **Hardboard**
Roof: **Asphalt Shingle**
Shingles Replaced: **2018**
Foundation: **Concrete Block**
Prop Attached: **Detached**
Year/Desc/Source: **1985/Completed / New/Owner**
Apx Age: **31-50 Years**
Property Access: **Public Road, Year Round Road**
Rd Acc Fee:
Pool Features: **None**
Parking Features: **Gravel Driveway, Private Single Driveway**
Parking Spaces:
Driveway Spaces: **10**
Carport Sp:
Garage Sp/Desc:
Sewer: **Septic**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
Water Source: **Drilled Well, Well**
Water Tmnt: **None**
Lot Size: **0.70**
Acres Range: **0.50–1.99**
Acres Rent:
Lot Front: **151.50**
Lot Depth: **203.90**
Lot Irregularities:
Lot Shape: **Rectangular**
Land Lse Fee:
Area Influences: **Lake Access**
View: **Trees/Woods**
Retire Com:
Topography: **Hillside, Rolling, Wooded/Treed**
Fronting On: **West**
Restrictions: **None**
Local Impvmt: **No**
School District: **Trillium Lakelands District School Board**

Interior

Interior Feat: **Water Heater Owned**
Security Feat: **Smoke Detector(s)**
Basement: **Full Basement, Partially Finished, Walk-Out**
Laundry Feat: **In Basement**
Cooling: **None**
Heating: **Baseboard, Woodstove**
Fireplace: **1/Wood Stove**
FP Stove Op:
Under Contract: **None**
Contract Cost/Mo:
Inclusions: **Dishwasher, Dryer, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings**
Electric Age: **1985**
Plumbing Age: **1985**
Furnished:

Property Information

Common Elem Fee:	**No**	Local Improvements Fee:	**No**
Legal Desc:	**PCL 23951 SEC Muskoka; LT 178 PLAN M455, Stisted, Town of Huntsville, District of Muskoka**		
Zoning:	**SR1**	Survey:	**Boundary Only/ 1969**
Assess Val/Year:	**$165,000/2020**	Hold Over Days:	
PIN:	**481250242**	Occupant Type:	**Vacant**
ROLL:	**442030010114 00**		
Possession/Date:	**Immediate/**	Deposit:	

Brokerage Information

List Date:	**10/01/2020**
List Brokerage:	**ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63**
Source Board:	**The Lakelands**

Prepared By: NANCY CARR, Salesperson **Date Prepared: 10/01/2020**

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	**Main**	**16 x 12**	**4.88 M x 3.66 M**	**Double sink, Walkout to Balcony/Deck**
Living Room	**Main**	**23.03 x 11.06**	**7.01 M x 3.35 M**	**Fireplace, Laminate, Walkout to Balcony/Deck**
Bathroom	**Main**	**8 x 8**	**2.44 M x 2.44 M**	**4-Piece**
Master Bedroom	**Second**	**15.06 x 11.06**	**4.57 M x 3.35 M**	**Carpet, Walkout to Balcony/Deck**
Bedroom	**Second**	**15.06 x 9**	**4.57 M x 2.74 M**	**Carpet**
Recreation Room	**Basement**	**23.03 x 11.06**	**7.01 M x 3.35 M**	
Bathroom	**Basement**			**2-Piece**
Laundry	**Basement**	**12 x 8**	**3.66 M x 2.44 M**	

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