

86 MORGANS Road, Huntsville, Ontario P1H 1A2

Client Full
Active / Residential

[86 MORGANS Rd Huntsville](#)

MLS® #: 40053725
 Price: **\$499,900**



Muskoka/Huntsville/Chaffey Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	2	2	1

Beds: **3 (2 + 1)**
 Baths: **3 (3 + 0)**
 SF Total: **2,540/LBO provided**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,344.00/LBO provided**
 Blw Grade SF: **1,196.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,184/2020**

Remarks/Directions

Public Rmks: **Lovely bungalow on a quiet street just outside Huntsville. Level 1.75 acre lot with a pond, circular drive, and only one neighbour in sight. Large detached double garage with hydro and automatic garage door openers. Main floor family room, large primary bedroom with ensuite and walkout to the back deck from the eat-in kitchen. Fully finished basement features a rec room with a propane fireplace, 3 pc bathroom, and third bedroom. Beautiful home and setting ready for a new family this new year.**

Directions: **HIGHWAY 60 TO MORGANS ROAD TO #86**

Common Elements

Exterior

Exterior Feat:	Deck(s), Patio(s), Year Round Living	Roof:	Asphalt Shingle
Construct. Material:	Brick Veneer, Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:	Foundation: Concrete Block	Apx Age:	31-50 Years
Year/Desc/Source:	1975/Completed / New/Other	Rd Acc Fee:	
Property Access:	Municipal Road, Year Round Road	Winterized:	Fully Winterized
Other Structures:	Shed	Carport Sp:	
Pool Features:	None	Sewer:	Septic
Parking Features:	Detached Garage, Circular Driveway, Gravel Driveway	Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone	
Parking Spaces:	10 Driveway Spaces: 8.0	Acres Rent:	
Garage Sp/Desc:	2 Spaces	Lot Shape:	Rectangular
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone	Land Lse Fee:	
Water Source:	Dug Well Water Tmnt: Sediment Filter	Retire Com:	
Lot Size Area/Units:	1.75/Acres Acres Range: 0.50-1.99	Fronting On:	North
Lot Front (Ft):	317.00 Lot Depth (Ft): 213.00		
Location:	Rural Lot Irregularities:		
Area Influences:	Highway Access		
View:	Pond, Trees/Woods		
Topography:	Level		
Restrictions:	None		
School District:	Trillium Lakelands District School Board		

Interior

Interior Feat:	Auto Garage Door Remote(s), Ceiling Fans, Central Vacuum Roughed-in, Sump Pump, Water Heater Owned		
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)		
Basement:	Full Basement	Basement Fin:	Fully Finished
Laundry Feat:	In Basement, Laundry Closet		
Cooling:	Central Air		
Heating:	Oil Forced Air		
Fireplace:	1/Propane	FP Stove Op:	
Under Contract:	Propane Tank	Contract Cost/Mo:	
Inclusions:	Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 33 CON 3 CHAFFEY AS IN DM315223; HUNTSVILLE; DISTRICT OF MUSKOKA	Survey:	None/
Zoning:	RR	Hold Over Days:	
Assess Val/Year:	\$245,000/2020	Occupant Type:	Owner
PIN:	480810311		

ROLL: **444202001209501**
Possession/Date: **Flexible/**

Deposit:

Brokerage Information

List Date: **12/31/2020**
List Brokerage: **[ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63](#)**
Source Board:  **The Lakelands**

Prepared By: NANCY CARR, Salesperson

Date Prepared: 12/31/2020

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Information deemed reliable but not guaranteed. CoreLogic Matrix

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Foyer	Main	12.05 x 6.03	3.66 m x 1.83 m	Laminate
Living Room	Main	16.05 x 12.03	4.88 m x 3.66 m	Laminate
Family Room	Main	20.04 x 12.09	6.10 m x 3.66 m	Tile Floors
Kitchen	Main	22.05 x 8	6.71 m x 2.44 m	Laminate
Bedroom Primary	Main	17.07 x 9.07	5.18 m x 2.74 m	Laminate
Bathroom Primary	Main	9.07 x 4.11	2.74 m x 1.22 m	3-Piece, Tile Floors
Bedroom	Main	11.03 x 8.11	3.35 m x 2.44 m	Laminate
Bathroom	Main	8.11 x 8	2.44 m x 2.44 m	4-Piece, Tile Floors
Recreation Room	Basement	21.11 x 16.07	6.40 m x 4.88 m	Carpet
Bathroom	Basement	9.04 x 4.08	2.74 m x 1.22 m	3-Piece, Tile Floors
Laundry	Basement	6 x 4	1.83 m x 1.22 m	
Bedroom	Basement	12 x 7.11	3.66 m x 2.13 m	Carpet
Bonus Room	Basement	12.01 x 8.05	3.66 m x 2.44 m	Tile Floors
Utility Room	Basement	9.03 x 8.03	2.74 m x 2.44 m	
Storage	Basement	9 x 8.03	2.74 m x 2.44 m	