

33 WALTER Street, Huntsville, Ontario P1H 1W2

Client Full
Active / Residential

33 WALTER St Huntsville

MLS® #: 40080748
Price: **\$499,900**



Muskoka/Huntsville/Chaffey Bungalow Raised/House

	Beds	Baths	Kitch
Basement	1	1	1
Main	3	1	1

Beds: **4 (3 + 1)**
 Baths: **2 (2 + 0)**
 SF Total: **2,140/LBO provided**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,070.00/LBO provided**
 Blw Grade SF: **1,070.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,351/2021**

Remarks/Directions

Public Rmks: **Lovingly cared for home in a great neighbourhood. The main floor has hardwood floors, a covered porch off the eat-in kitchen, large soaker tub - ideal to soak after a long day, three bedrooms, walkout to your own deck from the primary bedroom and main floor laundry. The lower level has a big, beautiful and bright in-law suite - open concept living area with a three sided gas fireplace, 3 piece bath, separate laundry and large deck. Landscaped yard, paved driveway and fully fenced backyard. This home is in excellent condition and won't last long - don't miss your opportunity!**

Directions: **YONGE STREET TO GREAVES TO GOODWIN TO WALTER STREET**
 Cross St: **Goodwin Drive**

Common Elements

Exterior

Exterior Feat:	Balcony, Deck(s), Patio(s), Year Round Living	Roof:	Asphalt Shingle
Construct. Material:	Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:	2020	Apx Age:	16-30 Years
Year/Desc/Source:	2001/Completed / New/Public Records	Rd Acc Fee:	
Property Access:	Municipal Road, Year Round Road		
Pool Features:	None		
Parking Features:	Attached Garage, Asphalt Driveway	Carport Sp:	
Parking Spaces:	6	Sewer:	Sewer (Municipal)
Garage Sp/Desc:	2 Spaces		
Services:	Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone		
Water Source:	Municipal		
Lot Size Area/Units:	/	Acres Rent:	
Lot Front (Ft):	65.00	Lot Shape:	Rectangular
Location:	Urban	Land Lse Fee:	
Area Influences:	Playground Nearby, Shopping Nearby		
View:	Trees/Woods	Retire Com:	
Topography:	Rolling	Fronting On:	West
Restrictions:	Easement	Exposure:	East

Interior

Interior Feat:	Auto Garage Door Remote(s), Ceiling Fans, In-Law Suite		
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)		
Basement:	Full Basement	Basement Fin:	Fully Finished
Basement Feat:	Walk-Out		
Laundry Feat:	In Basement, Main Level		
Cooling:	Central Air		
Heating:	Fireplace-Gas, Forced Air, Gas		
Fireplace:	1/Natural Gas	FP Stove Op:	
Under Contract:	HWT-Gas	Contract Cost/Mo:	
Lease to Own:	Furnace		
Inclusions:	Carbon Monoxide Detector, Dishwasher, Garage Door Opener, Smoke Detector, Window Coverings		
Add Inclusions:	2 Fridges, 2 Stoves, 2 Washers, 2 Dryers		
Furnace Age:	2021	Tank Age:	
		UFFI:	

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PCL 66-1 SEC M536; LT 66 PL M536 CHAFFEY; T/W EASEMENT OVER PT LT 70, 71, 73 & 76 PL M536 CHAFFEY PT 1-4 35R20275 AS IN MT15362, MT15363, MT15364 & MT15367 RESEPTIVELY; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **R2** Survey: **None/**

Assess Val/Year: **\$286,000/2021** Hold Over Days:

PIN: **480960038** Occupant Type: **Owner Plus Tenant**

ROLL: **444202000400942**

Possession/Date: **Other/2021-06-01** Deposit:

Possession Rmks: **June 1st**

Brokerage Information

List Date: **03/17/2021**

List Brokerage: **[ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63](#)**

Source Board: ** The Lakelands**

Prepared By: NANCY CARR, Salesperson

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Date Prepared: 03/17/2021

***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>
Living Room	Main	15.11 x 10.07	4.57 m x 3.05 m	Hardwood floor
Kitchen	Main	19.07 x 8.05	5.79 m x 2.44 m	Hardwood floor, Walkout to Balcony/Deck
Bedroom Primary	Main	12 x 10.07	3.66 m x 3.05 m	Hardwood floor, Walkout to Balcony/Deck
Bathroom	Main	12 x 4.11	3.66 m x 1.22 m	5+ Piece, Tile Floors
Bedroom	Main	9.01 x 8.08	2.74 m x 2.44 m	Hardwood floor
Bedroom	Main	9.01 x 8.08	2.74 m x 2.44 m	Hardwood floor
Bedroom	Basement	11.09 x 10.02	3.35 m x 3.05 m	Carpet
Kitchen	Basement	15.02 x 11.06	4.57 m x 3.35 m	Laminate
Living Room	Basement	12.01 x 12.01	3.66 m x 3.66 m	Fireplace, Laminate
Dining Room	Basement	14.1 x 12.01	4.27 m x 3.66 m	Fireplace, Laminate
Bathroom	Basement	9.02 x 5.07	2.74 m x 1.52 m	3-Piece, Tile Floors
Laundry	Basement	11.07 x 5.07	3.35 m x 1.52 m	
Foyer	Basement	8.11 x 8.05	2.44 m x 2.44 m	Tile Floors, Walkout to Balcony/Deck
Foyer	Main	5.05 x 4.05	1.52 m x 1.22 m	Tile Floors
Laundry	Main	9.01 x 5.05	2.74 m x 1.52 m	Tile Floors

Desc: Access to the Garage