

12 HILLTOP Drive, Huntsville, Ontario P1H 1C5

Client Full
Active / Residential

[12 HILLTOP Dr Huntsville](#)

MLS® #: 40088380
 Price: **\$499,000**



**Muskoka / Huntsville / Huntsville
 Bungalow Raised / House**

	Beds	Baths	Kitch
Basement	1	1	
Main	3	1	

Beds: **4 (3 + 1)**
 Baths: **2 (2 + 0)**
 SF Total: **2,200/LBO provided**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,100.00/LBO provided**
 Blw Grade SF: **1,100.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,578/2020**

Remarks/Directions

Public Rmks: **Lovely in-town family home with partially fenced yard, large deck and interlocking stone driveway. This home has an open concept living area with laminate flooring throughout, 4+ bedrooms and two bathrooms. Generous sized rec room in the basement. Located on a quiet street, yet still close to the hospital, shopping and schools. Looking at offers on Monday April 12th at 7pm.**

Directions: **Muskoka Road 3N past the hospital to Hilltop Drive on the right.**

Common Elements

Exterior

Exterior Feat: **Deck(s), Storage Buildings**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: **2009** Foundation: **Concrete Block** Roof: **Asphalt Shingle**
 Year/Desc/Source: **1987/Completed / New/Owner** Prop Attached: **Detached**
 Property Access: **Municipal Road, Year Round Road** Apx Age: **31-50 Years**
 Other Structures: **Shed** Rd Acc Fee:
 Pool Features: **None** Winterized:
 Parking Features: **Private Double Driveway, Interlock**
 Parking Spaces: Driveway Spaces: **4.0** Carport Sp:
 Garage Sp/Desc: Parking Assigned: Sewer: **Sewer (Municipal)**
 Services: **Cable TV Available, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas Available, Recycling Pickup, Telephone**
 Water Source: **Municipal** Water Tmnt:
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **60.00** Lot Depth (Ft): **100.00** Lot Shape: **Rectangular**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Hospital, Schools, Shopping Nearby**
 Topography: **Level** Fronting On: **North**
 Restrictions: Exposure: **South**

Interior

Interior Feat: **Work Bench**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **In Basement**
 Cooling: **None**
 Heating: **Baseboard, Electric**
 Under Contract: **HWT-Electric** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 28 RCP 526 HUNTSVILLE PT 1 35R6694; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **R1** Survey: **Boundary Only/ 1979**
 Assess Val/Year: **\$220,000/2021** Hold Over Days:
 PIN: **480840282** Occupant Type: **Owner**
 ROLL: **444202001001001**
 Possession/Date: **Flexible/** Deposit:

Brokerage Information

List Date: **04/08/2021**

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

Source Board:  **The Lakelands**

Prepared By: NANCY CARR, Salesperson

Date Prepared: 04/08/2021

POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40088380

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Living Room	Main	16.1 x 9.07	4.88 m x 2.74 m	Laminate, Open Concept
Kitchen/Dining Room	Main	22.06 x 10.07	6.71 m x 3.05 m	Laminate, Open Concept, Sliding doors, Walkout to Balcony/Deck
Bedroom Primary	Main	14.05 x 10.03	4.27 m x 3.05 m	Laminate
Bathroom	Main	10.03 x 4.11	3.05 m x 1.22 m	4-Piece
Bedroom	Main	9.07 x 9.01	2.74 m x 2.74 m	Laminate
Bedroom	Main	9.01 x 8.11	2.74 m x 2.44 m	Laminate
Recreation Room	Basement	20.02 x 15.11	6.10 m x 4.57 m	Laminate
Laundry	Basement	12.01 x 9.06	3.66 m x 2.74 m	
Bathroom	Basement	7.05 x 6	2.13 m x 1.83 m	3-Piece
Bedroom	Basement	10.1 x 8.02	3.05 m x 2.44 m	Laminate
Den	Basement	10.03 x 8.11	3.05 m x 2.44 m	Laminate
<u>Desc:</u> Could be a 5th bedroom.				
Workshop	Basement	9.1 x 5.08	2.74 m x 1.52 m	