

224 MARSH Road E, Huntsville, Ontario P1L 1L6

Client Full
Active / Residential

224 MARSH Rd E Huntsville

MLS® #: 40247220
Price: **\$449,900**



Muskoka/Huntsville/Chaffey

Bungalow/House

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **1,357/LBO provided**
 SF Fin Range: **501 to 1000**
 AG Fin SF: **895.00/LBO provided**
 BG Fin SF: **462.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,375/2021**

Remarks/Directions

Public Rmks: **Solid 3 bedroom, 1 bath bungalow on quiet cul de sac without neighbours across the road. Enjoy the back deck (new in 2018) off the kitchen looking into the large mature yard. Lots of potential for first time buyers or those looking to downsize. The partially finished basement has a gas fireplace and is perfect for a family room or kids zone. Turn the corner to find a nook for games or crafts. Large storage area and laundry room. Come see what this cute as a button bungalow has to offer. Estate sale being sold "as is, where is".**

Directions: **RAVENSLIFFE ROAD TO MARSH ROAD EAST (AT O.P.P. STATION) TO #224**
 Cross St: **RAVENSLIFFE ROAD**

Common Elements

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: **2011**
 Year/Desc/Source: **/Estimate/**
 Property Access: **Municipal Road, Year Round Road**
 Other Structures: **Shed**
 Pool Features: **None**
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **3**
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone**
 Water Source: **Municipal**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **100.00**
 Location: **Urban**
 Area Influences: **Highway Access, Shopping Nearby**
 Topography: **Level**
 Restrictions:

Foundation: **Concrete Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Driveway Spaces: **3.0**
 Garage Spaces:
 Sewer: **Sewer (Municipal)**
 Acres Range: **< 0.5**
 Acres Rent:
 Lot Shape: **Rectangular**
 Lot Depth (Ft): **150.21**
 Lot Irregularities:
 Land Lse Fee:
 Fronting On: **West**
 Exposure: **East**

Interior

Interior Feat: **Sump Pump**
 Basement: **Full Basement**
 Laundry Feat: **In Basement, Other**
 Cooling: **None**
 Heating: **Baseboard, Electric, Fireplace-Gas**
 Fireplace: **2/Natural Gas**
 Under Contract: **HWT-Gas**
 Lease to Own: **None**
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Natural Gas BBQ**

Basement Fin: **Partially Finished**
 FP Stove Op:
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PCL 19684 SEC MUSKOKA; PART LOT 11, CONCESSION 3, CHAFFEY, PART 4, BR916; TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**
 Zoning: **R1**
 Assess Val/Year: **\$201,000/2021**
 PIN: **480790024**
 ROLL: **444202001304200**
 Possession/Date: **Flexible/**
 Possession Rmks: **ONCE PROBATE DONE**

Local Improvements Fee:
 Survey: **Boundary Only/ 1966**
 Hold Over Days:
 Occupant Type: **Vacant**
 Deposit: **5000**

Brokerage Information

List Date: **04/27/2022**
 List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	13' 6" X 13' 0"	4.11 X 3.96	
Dining Room	Main	9' 10" X 8' 3"	3.00 X 2.51	
Kitchen	Main	9' 6" X 7' 11"	2.90 X 2.41	
Bathroom	Main	9' 6" X 4' 11"	2.90 X 1.50	4-Piece
Bedroom	Main	10' 0" X 8' 4"	3.05 X 2.54	
Bedroom	Main	11' 2" X 10' 11"	3.40 X 3.33	
Bedroom	Main	9' 8" X 9' 6"	2.95 X 2.90	
<u>Desc:</u> This room has laundry hook up - if main floor laundry is needed.				
Recreation Room	Basement	34' 0" X 10' 8"	10.36 X 3.25	
Game Room	Basement	11' 4" X 7' 7"	3.45 X 2.31	
Laundry	Basement	26' 3" X 10' 11"	8.00 X 3.33	
<u>Desc:</u> Large storage area, workshop and laundry room.				

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