

# 41 ALLENSVILLE Road, Huntsville, Ontario P0B 1M0

Client Full  
Active / Residential

**41 ALLENSVILLE Rd Huntsville**

MLS® #: 40297529  
Price: \$899,900



## Muskoka/Huntsville/Stephenson

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds: 3 (3 + 0)  
Baths: 2 (1 + 1)  
SF Fin Total: 2,160/LBO provided  
SF Fin Range: 2001 to 3000  
AG Fin SF: 2,160.00/LBO provide  
Common Interest: Freehold/None  
Tax Amt/Yr: \$2,786/2022

### Remarks/Directions

Public Rmks: **Fantastic property ideal for living and working. The large heated and insulated garage (36' x 24) has a main floor office, furnace and finished upper level - perfect for a home occupation. Great visibility from Highway 11. Beautiful 3 bedroom plus a den, 2 bath home with a lovely deck and covered gazebo off the dining room and kitchen. Covered front porch. Warm wood burning insert in the living room fireplace and electric fireplace in the primary bedroom. New flooring and light fixtures throughout, shingles replaced in 2017, new septic in 2006 and tank pumped in 2020, new hot water tank in 2021. The garage and home have separate hydro meters, 100 amp breaker panels and furnaces. They share one oil tank. Bell fibre optics internet**

Directions: **HWY 11 TO ALLENSVILLE ROAD TO #41**

### Common Elements

Locker:

Balcony:

### Exterior

Exterior Feat: **Deck(s), Year Round Living**  
Construct. Material: **Wood**  
Shingles Replaced: **2017**  
Year/Desc/Source: **/Completed / New/**  
Property Access: **Municipal Road, Year Round Road**  
Other Structures: **Shed**  
Pool Features: **None**  
Garage & Parking: **Detached Garage//Private Drive Triple+ Wide//Gravel Driveway**  
Parking Spaces: **12**  
Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Recycling Pickup, Telephone**  
Water Source: **Drilled Well**  
Lot Size Area/Units: **1.143/Acres**  
Lot Front (Ft): **522.15**  
Location: **Rural**  
Area Influences: **Ample Parking, Corner Site, High Traffic Area, Major Highway, Visual Exposure**  
Topography: **Rolling**  
Restrictions: **Easement**

Foundation: **Concrete Block**  
Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **31-50 Years**  
Rd Acc Fee: **Fully Winterized**  
Winterized: **Fully Winterized**  
Driveway Spaces: **10.0**  
Garage Spaces: **2.0**  
UV System, Water Softener  
Sewer: **Septic**  
Acres Range: **0.50-1.99**  
Acres Rent:  
Lot Shape: **Irregular**  
Lot Depth (Ft):  
Land Lse Fee:  
Visual Exposure  
Fronting On: **East**  
Exposure: **South**

### Interior

Interior Feat: **Auto Garage Door Remote(s), Ceiling Fans, Separate Hydro Meters, Workshop**  
Security Feat: **None**  
Basement: **Partial Basement**  
Basement Fin: **Unfinished**  
Laundry Feat: **Main Level**  
Cooling: **None**  
Heating: **Forced Air, Oil**  
Fireplace: **2/Electric, Wood**  
Under Contract: **HWT-Electric**  
Lease to Own: **None**  
Inclusions: **Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer**

FP Stove Op:  
Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**  
Legal Desc: **PCL 26520 SEC MUSKOKA; PT LT 25 CON 10 STEPHENSON PT 1, 35R12540; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
Zoning: **RR**  
Assess Val/Year: **\$279,000/2022**  
PIN: **481240074**  
ROLL: **444204001804703**  
Possession/Date: **Flexible/**  
Possession Rmks: **ASAP**

Local Improvements Fee:  
Survey: **Boundary Only/ 1989**  
Hold Over Days:  
Occupant Type: **Owner Plus Tenant**  
Deposit: **10000+**

### Brokerage Information

List Date: **07/20/2022**

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



Source Board: **The Lakelands**

**Prepared By: Nancy Carr, Salesperson**

**Date Prepared: 07/20/2022**

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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 (Metric)</u>	<u>Room Features</u>
<b>Foyer</b>	<b>Main</b>	<b>12' 0" X 7' 6"</b>	<b>3.66 X 2.29</b>	
<b>Desc: Front entrance/Foyer</b>				
<b>Living Room</b>	<b>Main</b>	<b>19' 2" X 12' 10"</b>	<b>5.84 X 3.91</b>	<b>Fireplace</b>
<b>Dining Room</b>	<b>Main</b>	<b>19' 2" X 9' 10"</b>	<b>5.84 X 3.00</b>	<b>Fireplace</b>
<b>Laundry</b>	<b>Main</b>	<b>17' 6" X 4' 4"</b>	<b>5.33 X 1.32</b>	
<b>Kitchen</b>	<b>Main</b>	<b>12' 3" X 10' 3"</b>	<b>3.73 X 3.12</b>	
<b>Bathroom</b>	<b>Second</b>	<b>8' 7" X 5' 2"</b>	<b>2.62 X 1.57</b>	<b>4-Piece</b>
<b>Bedroom Primary</b>	<b>Second</b>	<b>19' 0" X 11' 3"</b>	<b>5.79 X 3.43</b>	
<b>Den</b>	<b>Second</b>	<b>9' 7" X 9' 4"</b>	<b>2.92 X 2.84</b>	
<b>Bedroom</b>	<b>Second</b>	<b>12' 9" X 9' 5"</b>	<b>3.89 X 2.87</b>	
<b>Bedroom</b>	<b>Second</b>	<b>13' 3" X 12' 10"</b>	<b>4.04 X 3.91</b>	
<b>Bathroom</b>	<b>Main</b>			<b>2-Piece</b>

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