

Property Client Full

6 Morris Avenue, Huntsville, Ontario P1H 1G6

Listing

6 Morris Ave Huntsville

Active / Residential Freehold / Detached

MLS®#: X12197659

List Price: **\$499,900**

New Listing



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$2,855.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PT LT 13 PL 34 HUNTSVILLE AS IN DM173842; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **6+5**
 Fractional Ownership: BR BR+: **2(2+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **52.66** Fronting On: **W**
 Lot Depth: **109.85**
 Lot Size Code: **Feet**
 Zoning: **R1**
 Dir/Cross St: **Cliff Avenue**

PIN #: **480850188** ARN #: **444201000404800** Contact After Exp: **No**
 Holdover: **30**
 Possession: Possession Date: **2025-06-30**

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Alum Siding	Utilities: Gas, Hydro, Sewers, Cable, Telephone
Fam Rm: Yes	Drive: Pvt Double	Water: Municipal
Basement: Yes/Full, Partially Finished	Garage: Yes	Water Meter: Municipal
Fireplace/Stv: Yes	Gar/Gar Spcs: Detached Garage/2.0	Waterfront Feat: None
Fireplace Feat: Wood	Drive Pk Spcs: 5.00	Waterfront Struc: None
Interior Feat: Primary Bedroom - Main Floor	Tot Pk Spcs: 7.00	Well Capacity: None
Heat: Gas, Radiant	Pool: None	Well Depth: None
A/C: No/None	Room Size: None	Sewers: Municipal
Central Vac: No	Rural Services: None	Special Desig: Unknown
Apx Age: 51-99	Security Feat: None	Farm Features: None
Property Feat: Year Round Living		Winterized: Fully
Exterior Feat: Asphalt Shingle		
Roof: Asphalt Shingle		
Foundation: Poured Concrete		
Soil Type: None		
Waterfront Y/N: No	Waterfront: None	Waterfront Frontage (M): None
Water Struct: None	Easements/Restr: None	
Under Contract: Hot Water Tank-Electric	Dev Charges Paid: None	HST App To SP: Included In
View: Downtown	Lot Shape: Rectangular	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Charming 2-Bedroom Bungalow with Retro Flair Steps from Downtown! Discover the perfect blend of vintage charm and modern potential in this delightful 2-bedroom, 2-bath bungalow, ideally located within walking distance to downtown shopping, restaurants, and parks. This well-maintained home features retro-inspired decor, a fully finished basement, and a layout that offers excellent potential for a duplex conversion. With two separate driveways one with a garage and carport there's plenty of space for parking and private access if needed. Whether you're looking for a cozy home with character or an investment opportunity, this versatile property checks all the boxes. Highlights: 2 Bedrooms, 2 Bathrooms, Full Finished Basement, Two Separate Driveways, Garage + Carport. Walkable Location Close to Downtown, Shops, and Parks. Duplex Potential. Dont miss this unique opportunity in a prime in-town location!**

Listing Contracted With: **Royal LePage Lakes Of Muskoka Realty 705-789-9677**

Prepared By: **NANCY CARR, REALTOR Salesperson**

Date Prepared: **06/06/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	6.32 M X 3.58 M	20.73 Ft x 11.74 Ft		
Dining Room	Main	2.61 M X 4.49 M	8.56 Ft x 14.73 Ft		
Kitchen	Main	3.09 M X 3.04 M	10.13 Ft x 9.97 Ft		
Primary Bedroom	Main	4.01 M X 4.36 M	13.15 Ft x 14.30 Ft		
Bedroom	Main	3.58 M X 3.45 M	11.74 Ft x 11.31 Ft		
Recreation	Basement	5.33 M X 8.45 M	17.48 Ft x 27.72 Ft		
Utility Room	Basement	6.09 M X 3.88 M	19.98 Ft x 12.72 Ft		
Laundry	Basement	5.48 M X 2.89 M	17.97 Ft x 9.48 Ft		

Cold/Cant Bathroom	Basement	1.82 M X 1.16 M	5.97 Ft x 3.80 Ft	3
Bathroom	Basement			3

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