

Property Client Full

38 Florence Street W, Huntsville, Ontario P1H 1V4

Listing

38 Florence St W Huntsville

Active / Residential Freehold / Detached

MLS®#: X12205635

List Price: \$699,900



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$2,881.20/2025** Transaction: **Sale**
SPIS: **No** DOM: **61**
Legal Desc: **PT LT 12 CON 1 CHAFFEY PT 1 35R11162; HUNTSVILLE, DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **9+3**
Fractional Ownership: **BR BR+: 3(3+0)**
Assignment: **Baths (F+H): 2(1+1)**
Link: **No** SF Range: **1100-1500**
Storeys: **2.0** SF Source:
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **66.25** Fronting On: **N**
Lot Depth: **104.33**
Lot Size Code: **Feet**
Zoning: **R2**
Dir/Cross St: **CENTRE STREET SOUTH**

PIN #: **480920077**
Holdover: **30**
Possession:

ARN #: **444201001611701**
Possession Date: **2025-08-31**

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **Yes**
Basement: **Yes/Finished, Full**
Fireplace/Stv: **Yes**
Fireplace Feat: **Wood Stove**
Interior Feat: **Carpet Free, Separate Heating Controls, Storage, Upgraded Insulation, Water Heater Owned**
Heat: **Baseboard, Electric**
A/C: **No/None**
Central Vac: **No**
Apx Age: **31-50**
Property Feat:
Exterior Feat: **Porch, Year Round Living**
Roof: **Asphalt Shingle**
Foundation: **Wood**
Soil Type:
Lease To Own Items: **None**
Waterfront Y/N: **No**
Water Struct:
Under Contract: **None**
View:

Exterior: **Wood**
Drive: **Private**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **4.00**
Tot Pk Spcs: **4.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

Utilities: **Gas Available, Hydro, Sewers, Cable, Telephone Municipal**
Water:
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Municipal**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

Waterfront: **None**
Easements/Restr:
Dev Charges Paid:
Lot Shape: **Rectangular**

Waterfront Frontage (M):
HST App To SP: **Included In**
Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Welcome to this stunning 3-bedroom, 1.5-bath home perfectly located in the heart of downtown! Step onto the gorgeous, oversized covered porch ideal for relaxing or entertaining year-round. Inside, you'll find a warm and inviting layout, complete with a fully finished basement featuring a spacious rec room and cozy woodstove. Enjoy the convenience of being just minutes from lakes, parks, shopping, and all local amenities. This charming home combines comfort, character, and location don't miss your chance to make it yours! Very efficient home with upgraded insulation makes this home very affordable to heat...this past year they spend \$500 on wood and \$80/month for hydro.**

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

Prepared By: NANCY CARR, REALTOR Salesperson

Date Prepared: 08/08/2025

Rooms

MLS®#: X12205635

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	6.5 M X 3.4 M	21.32 Ft x 11.15 Ft		
Living Room	Main	4.49 M X 2.97 M	14.73 Ft x 9.74 Ft		
Foyer	Main	1.93 M X 1.47 M	6.33 Ft x 4.82 Ft		
Other	Main	6.88 M X 3.42 M	22.57 Ft x 11.22 Ft		
Primary Bedroom	Second	5.28 M X 2.97 M	17.32 Ft x 9.74 Ft		
Bedroom	Second	3.53 M X 2.51 M	11.58 Ft x 8.23 Ft		
Bedroom	Second	4.11 M X 2.51 M	13.48 Ft x 8.23 Ft		
Laundry	Basement	2.36 M X 2.33 M	7.74 Ft x 7.64 Ft		
Recreation	Basement	5.48 M X 4.14 M	17.97 Ft x 13.58 Ft		

Workshop	Basement	5.94 M X 2.28 M	19.48 Ft x 7.48 Ft	
Bathroom	Main			2
Bathroom	Second			3

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