

Property Client Full

63 Florence Street W, Huntsville, Ontario P1H 1V4

Listing

63 Florence St W Huntsville

Active / Residential Freehold / Detached

MLS®#: X12323538

List Price: \$599,000

New Listing



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: \$3,250.00/2025 Transaction: Sale
SPIS: No DOM
Legal Desc: PT LT 12 CON 1 CHAFFEY PT 2 35R10440; HUNTSVILLE, DISTRICT OF MUSKOKA

Style: Bungalow Raised Rooms Rooms+: 7+4
Fractional Ownership: No BR BR+: 4(3+1)
Assignment: No Baths (F+H): 2(2+0)
Link: No SF Range: 1100-1500
Storeys: SF Source:
Lot Irreg: Lot Acres: < 0.50
Lot Front: 66.00 Fronting On: S
Lot Depth: 130.00
Lot Size Code: Feet
Zoning: R2
Dir/Cross St: Centre Street South

PIN #: 480920092

ARN #: 444201001612109

Contact After Exp: No

Holdover: 30

Possession: Flexible

Possession Date: 2025-09-30

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Wood	Utilities: Gas, Hydro, Sewers, Cable, Telephone
Fam Rm: Yes	Drive: Pvt Double	Water: Municipal
Basement: Yes/Unfinished	Garage: No	Water Meter: Yes
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Waterfront Feat:
Fireplace Feat: Natural Gas	Drive Pk Spcs: 4.00	Waterfront Struc:
Interior Feat: In-Law Capability, Water Heater Owned	Tot Pk Spcs: 4.00	Well Capacity:
Heat: Forced Air, Gas	Pool: None	Well Depth:
A/C: Yes/Central Air	Room Size:	Sewers: Municipal
Central Vac: No	Rural Services:	Special Desig: Unknown
Apx Age: 31-50	Security Feat:	Farm Features:
POTL/Mnth Fee: No		Winterized: Fully
Property Feat:		
Exterior Feat: Deck, Year Round Living		
Roof: Asphalt Shingle		
Foundation: Concrete Block		
Soil Type:		
Lease To Own Items: None		
Waterfront Y/N: No	Waterfront: None	Waterfront Frontage (M):
Water Struct:	Easements/Restr:	
Under Contract: None	Dev Charges Paid:	HST App To SP: Included In
View:	Lot Shape: Rectangular	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: Charming and well maintained 3+1 bedroom 2 bath detached in-town home offering a great mix of comfort and convenience. Enjoy the spacious walk-out deck with ramp overlooking a fully fenced backyard - perfect for entertaining or relaxing outdoors. Inside, you'll find beautiful oak hardwood floors, a gas fireplace, and main floor laundry for added ease. The kitchen features a gas stove and is both functional and inviting. Updates include windows and doors replaced within the last 6 years. Additional highlights: gas BBQ hookup, potential for an in-law suite (basement also has separate laundry facilities), and located just minutes from Avery Beach and boat launch and town amenities. A fantastic opportunity for families, retirees, or investors!

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®#: X12323538

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	1.5 M X 1.93 M	4.92 Ft x 6.33 Ft		
Kitchen	Main	6.08 M X 3.75 M	19.94 Ft x 12.30 Ft		
Living Room	Main	5.07 M X 3.7 M	16.63 Ft x 12.13 Ft		
Bedroom	Main	2.53 M X 2.84 M	8.30 Ft x 9.31 Ft		
Bedroom	Main	3.35 M X 3.9 M	10.99 Ft x 12.79 Ft		
Bedroom	Main	3.36 M X 3.51 M	11.02 Ft x 11.51 Ft		
Bedroom	Basement	3.36 M X 2.63 M	11.02 Ft x 8.62 Ft		
Recreation	Basement	8.23 M X 3.25 M	27.00 Ft x 10.66 Ft		

Utility Room	Main	7.99 M X 3.31 M	26.21 Ft x 10.85 Ft	3
Bathroom	Basement			
Bathroom	Main			4

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2025