

Property Client Full

6 Hibberd Lane, Huntsville, Ontario P1H 1C9

Listing

6 Hibberd Lane Huntsville

Active / Residential Freehold / Detached

MLS®#: X12123501

List Price: \$399,900

Price Decrease



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: \$1,444.09/2024 Transaction: Sale
SPIS: No DOM: 107
Legal Desc: LT 37 RCP 525 CHAFFEY T/W DM322985 TOWN OF HUNTSVILLE DISTRICT OF MUSKOKA

Style: 1 1/2 Storey Rooms Rooms+: 5+0
Fractional Ownership: BR BR+: 2(2+0)
Assignment: Baths (F+H): 1(1+0)
Link: No SF Range: 700-1100
Storeys: 1.5 SF Source:
Lot Irreg: Lot Acres: < 0.50
Lot Front: 97.53 Fronting On: N
Lot Depth: 120.46
Lot Size Code: Feet
Zoning: R1
Dir/Cross St: Muskoka Road 3N

PIN #: 480800296 ARN #: 444202001406302 Contact After Exp: No
Holdover: 30 Possession Date: 2025-07-04

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Vinyl Siding	Utilities: Gas, Hydro, Cable, Telephone
Fam Rm: No	Drive: Private	Water: Well
Basement: Yes/Full, Unfinished	Garage: No	Water Supply Type: Dug Well
Fireplace/Stv: No	Gar/Gar Spcs: None/0.0	Water Meter:
Interior Feat: Storage, Sump Pump, Water Purifier	Drive Pk Spcs: 4.00	Waterfront Feat:
Heat: Forced Air, Gas	Tot Pk Spcs: 4.00	Waterfront Struc:
A/C: Yes/Central Air	Pool: None	Well Capacity:
Central Vac: No	Room Size:	Well Depth:
Apx Age: 51-99	Rural Services:	Sewers: Septic
Property Feat: Ravine, School	Security Feat:	Special Desig: Unknown
Exterior Feat: Deck, Year Round Living		Farm Features:
Roof: Asphalt Shingle		Winterized: Fully
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: Hot Water Tank-Gas	Dev Charges Paid:	HST App To SP: Included In
View:	Lot Shape: Rectangular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: Charming in-town home nestled on a quiet street, offering peace and privacy just minutes from local conveniences. This cozy residence features a spacious, full length deck perfect for outdoor entertaining, and sits on a large, level lot with plenty of room to expand or garden. The full, unfinished basement provides endless potential - ideal for storage, a workshop, or future living space. A rare opportunity at a great price.

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

Prepared By: NANCY CARR, REALTOR Salesperson

Date Prepared: 08/20/2025

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.57 M X 3.05 M	14.99 Ft x 10.00 Ft		
Kitchen	Main	6.5 M X 3.45 M	21.32 Ft x 11.31 Ft		
Bedroom	Main	3.5 M X 2.97 M	11.48 Ft x 9.74 Ft		
Bedroom	Second	4.57 M X 3.35 M	14.99 Ft x 10.99 Ft		
Laundry	Lower	6.4 M X 6.4 M	20.99 Ft x 20.99 Ft		Sump Pump
Other	Lower	4.57 M X 3.66 M	14.99 Ft x 12.00 Ft		
Bathroom	Main				

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