

Property Client Full

38 Florence Street W, Huntsville, Ontario P1H 1V4

Listing

38 Florence St W Huntsville

Active / Residential Freehold / Detached

MLS®#: X12387517

List Price: \$639,000

Price Decrease



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$2,881.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **23**
Legal Desc: **Pt Lt 12 Con 1 Chaffey Pt 1 35R11162, Huntsville, District Municipality of Muskoka**

Style: **2 Storey** Rooms Rooms+: **9+0**
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: **MPAC**
Lot Irreg: Lot Acres:
Lot Front: **66.25** Fronting On:
Lot Depth: **104.33**
Lot Size Code: **Acres**
Dir/Cross St: **Centre Street**

PIN #: **480920077**

ARN #: **444201001611701**

Contact After Exp: **No**

Holdover: **30**

Possession: **Flexible**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **Yes**
Fam Rm: **Yes/Finished, Full**
Basement: **Yes**
Fireplace/Stv: **Wood Stove**
Fireplace Feat: **Carpet Free, Separate**
Interior Feat: **Heating Controls, Storage, Upgraded Insulation, Water Heater**

Exterior: **Board/Batten**
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:

Heat: **Baseboard, Electric**
A/C: **/None**
Central Vac: **No**
Apx Age: **31-50**
Laundry Lev: **Lower**
Retirement: **No**
Property Feat:
Exterior Feat: **Porch**
Roof: **Asphalt Shingle**
Foundation: **Wood**
Soil Type:

Waterfront Y/N: **No**
Water Struct:
Under Contract:
View:

Waterfront:
Easements/Restr:
Dev Charges Paid:
Lot Shape:

Waterfront Frontage (M):

HST App To SP: **Included In**
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Welcome to this stunning 3 bedroom, 2 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, beautiful open kitchen with large butcher block island, complete with a fully finished basement featuring a 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!**

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

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

Date Prepared: **10/01/2025**

Rooms

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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	4.4 M X 2.97 M	14.43 Ft x 9.74 Ft		
Dining Room	Main	3.2 M X 2.94 M	10.49 Ft x 9.64 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		
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	
Utility Room	Basement	5.94 M X 2.28 M	19.48 Ft x 7.48 Ft	
Bathroom	Second			3
Bathroom	Main			2

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