

Property Client Full

67 Silver Street, Huntsville, Ontario P1H 1M2

Listing

67 Silver St Huntsville

Active / Residential Freehold / Detached

MLS®#: X12354091

List Price: **\$499,000**

Price Decrease



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$2,423.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **47**
 Legal Desc: **CON 2 LOT 12 PLAN 3 PT LOT 21 RP 35R9245 PART 1 CHAFFEY, TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **12+0**
 Fractional Ownership: **No** BR BR+: **4(4+0)**
 Assignment: **No** Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **2.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **138.06** Fronting On: **E**
 Lot Depth: **100.00**
 Lot Size Code: **Acres**
 Zoning: **R2**
 Dir/Cross St: **Hanes Road**

PIN #:	480900133	ARN #:	444202000806000	Contact After Exp:	No
Holdover:	30	Possession Date:	2025-09-15		
Possession:	Immediate				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	Gas, Hydro, Sewers, Cable, Telephone
Fam Rm:	No	Drive:	Circular	Water:	Municipal
Basement:	Yes/Unfinished	Garage:	No	Water Meter:	
Fireplace/Stv:	No	Gar/Gar Spcs:	None/0.0	Waterfront Feat:	
Interior Feat:	Carpet Free, Primary Bedroom - Main Floor, Sump Pump	Drive Pk Spcs:	8.00	Waterfront Struc:	
Parking Feat:	Circular Drive, Private Double	Tot Pk Spcs:	8.00	Well Capacity:	
Heat:	Forced Air, Gas	Pool:	None	Well Depth:	
A/C:	/None	Room Size:		Sewers:	Municipal
Central Vac:	No	Rural Services:		Special Desig:	Unknown
Apx Age:	51-99	Security Feat:		Farm Features:	
POTL/Mnth Fee:	No			Winterized:	Fully
Laundry Lev:	Main				
Property Feat:	Level				
Exterior Feat:	Patio, Year Round Living				
Roof:	Asphalt Shingle, Metal				
Foundation:	Stone				
Topography:	Level				
Soil Type:					
Lease To Own Items:	Water Heater				
Waterfront Y/N:	No	Waterfront:	None	Waterfront Frontage (M):	
Water Struc:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
View:		Lot Shape:	Rectangular	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Fantastic opportunity to own a 2-storey home on a picturesque corner lot, complete with a circular driveway, mature perennial gardens, and two covered patios for year-round enjoyment. Offering 4 bedrooms and 2 bathrooms including a main floor bedroom and laundry this home combines character with convenience. Walk out from the living space to a covered patio, perfect for entertaining or relaxing. Garden sheds provide ample storage for tools and toys. Ready for your personal touch, this property is ideal for first-time buyers, renovators, or anyone looking to create their dream home in a great location!**

Inclusions: **Fridge, Stove, Dishwasher, Washer and Dryer**

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

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

Date Prepared: **10/06/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.17 M X 1.68 M	10.40 Ft x 5.51 Ft		
Kitchen	Main	3.7 M X 3.48 M	12.13 Ft x 11.41 Ft		
Dining Room	Main	3.53 M X 4.2 M	11.58 Ft x 13.77 Ft		
Living Room	Main	4.44 M X 3.64 M	14.56 Ft x 11.94 Ft		

Bedroom	Main	3.8 M X 2.44 M	12.46 Ft x 8.00 Ft	
Laundry	Main	1.5 M X 2.03 M	4.92 Ft x 6.66 Ft	
Mudroom	Main	3.66 M X 1.26 M	12.00 Ft x 4.13 Ft	
Bedroom	Second	3.69 M X 3.52 M	12.10 Ft x 11.54 Ft	
Bedroom	Second	3.52 M X 3.11 M	11.54 Ft x 10.20 Ft	
Bedroom	Second	3.7 M X 3.57 M	12.13 Ft x 11.71 Ft	
Bathroom	Main			3
Bathroom	Second			4

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