

Property Client Full

63 Florence Street W, Huntsville, Ontario P1H 1V4

Listing

63 Florence St W Huntsville

Active / Residential Freehold / Detached

MLS®#: X12501694

List Price: \$559,000

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: BR BR+: 4(3+1)
Assignment: Baths (F+H): 1(1+0)
Link: No SF Range: 1100-1500
Storeys: SF Source: LBO Provided
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:	60	Possession Date:			
Possession:	Flexible				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Wood	Utilities:	Gas, Hydro, Sewers, Cable, Telephone Municipal
Fam Rm:	Yes	Garage:	No	Water:	
Basement:	Yes/Unfinished	Gar/Gar Spcs:	None/0.0	Water Supply Type:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	4.00	Water Meter:	Yes
Fireplace Feat:	Natural Gas	Tot Pk Spcs:	4.00	Waterfront Feat:	
Interior Feat:	In-Law Capability, Water Heater Owned	Pool:	None	Waterfront Struc:	
Parking Feat:	Private Double	Room Size:		Well Capacity:	
Heat:	Forced Air	Rural Services:		Well Depth:	
Heat Source:	Gas	Security Feat:		Sewers:	Municipal
A/C:	Yes/Central Air			Special Desig:	Unknown
Central Vac:	No			Farm Features:	
Apx Age:	31-50			Winterized:	Fully
Laundry Lev:	Main				
Property Feat:	Fenced Yard				
Exterior Feat:	Deck, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Concrete Block				
Topography:	Level				
Soil Type:					
Waterfront Y/N:	No	Waterfront:	None		
Water Struct:		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: 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, boat launch and town amenities. A fantastic opportunity for families, retirees, or investors! Basement is unfinished with the potential for a 4th bedroom and 2nd bathroom.

Inclusions: Fridge, Stove, Dishwasher and Microwaves. Basement washer and gas BBQ both included "as is"

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

Prepared By: NANCY CARR, REALTOR Salesperson

Date Prepared: 11/05/2025

Rooms

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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
Bathroom	Main		