

Property Client Full

30 Shaw Crescent, Huntsville, Ontario P1H 1T7

Listing

30 Shaw Cres Huntsville

Active / Residential Freehold / Detached

MLS®#: X12894260

List Price: \$629,900

Price Decrease



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$3,426.00/2026** Transaction: **Sale**
 SPIS: **No** DOM: **31**
 Legal Desc: **PCL 118-1 SEC M528; LT 118 PL M528 CHAFFEY; HUNTSVILLE; DISTRICT OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **10+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **97.10** Fronting On: **N**
 Lot Depth: **112.50**
 Lot Size Code: **Feet**
 Zoning: **UR1**
 Dir/Cross St: **SOUTHDALE**

PIN #: **480930094** ARN #: **444202000403064** Contact After Exp: **No**
 Holdover: **60**
 Possession: **Flexible** Possession Date: **2026-05-01**

Kitch Kitch + Fam Rm:	1 (1+0) No	Exterior:	Vinyl Siding, Brick Veneer	Utilities:	Gas, Hydro, Sewers, Cable, Telephone Municipal
Basement:	/None	Garage:	Yes	Water:	
Fireplace/Stv:	No	Gar/Gar Spcs:	Attached Garage/1.0	Water Supply Type:	
Interior Feat:	Auto Garage Door Remote, Carpet Free, Primary Bedroom - Main Floor	Drive Pk Spcs:	4.00	Water Meter:	
Parking Feat:	Private Double	Tot Pk Spcs:	5.00	Waterfront Feat:	
Heat:	Radiant	Pool:	None	Waterfront Struc:	
Heat Source:	Gas	Room Size:		Well Capacity:	
A/C:	Yes/Window Unit	Rural Services:		Well Depth:	
Central Vac:	No	Security Feat:		Sewers:	Sewer Unknown
Apx Age:	16-30			Special Desig:	
Laundry Lev:	Main			Farm Features:	
Property Feat:				Winterized:	Fully
Exterior Feat:	Deck, Year Round Living	Waterfront:		Island YN:	
Roof:	Asphalt Shingle	Easements/Restr:			
Foundation:	Slab	Dev Charges Paid:		HST App To SP:	Included In
Soil Type:		Lot Shape:	Irregular	Lot Size Source:	MPAC
Access Feat:	Level Entrance, Level Within Dwelling, Open Floor Plan				

Remarks/Directions

Client Rmks: **Welcome to this immaculate 3-bedroom, 2-bath bungalow in a sought-after in-town subdivision. Fully updated in 2021, this move-in-ready home offers modern finishes and effortless one-floor living with zero steps throughout. Enjoy the convenience of a single attached garage and a bright, functional layout designed for comfort and ease. Perfect for downsizers, retirees, or anyone seeking low-maintenance living in a great location.**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Remote(s), Window Blinds, Window Air Conditioning Unit and Freezer in Garage**

Listing Contracted With: **Royal LePage Lakes Of Muskoka Realty 705-789-9677**
 Prepared By: **NANCY CARR, REALTOR Salesperson** Date Prepared: **04/18/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.73 M X 2.08 M	8.95 Ft x 6.82 Ft		
Bedroom	Main	3.84 M X 2.69 M	12.59 Ft x 8.82 Ft		
Bedroom	Main	3.48 M X 2.82 M	11.41 Ft x 9.25 Ft		
Primary Bedroom	Main	4.1 M X 3.57 M	13.45 Ft x 11.71 Ft		
Kitchen	Main	3.58 M X 3.22 M	11.74 Ft x 10.56 Ft		

Living Room	Main	7.54 M X 4.46 M	24.73 Ft x 14.63 Ft	
Laundry	Main	1.83 M X 1.65 M	6.00 Ft x 5.41 Ft	Combined w/Dining
Bathroom	Main			4
Bathroom	Main			3

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