

**Property Client Full**

**30 Shaw Crescent, Huntsville, Ontario P1H 1T7**

Listing

**30 Shaw Cres Huntsville**

**Active / Residential Freehold / Detached**

**MLS®#: X12894260**

**List Price: \$649,900**

**New Listing**



**Muskoka/Huntsville/Chaffey**

Tax Amt/Yr: **\$3,426.00/2026** Transaction: **Sale**  
 SPIS: **No** DOM: **14**  
 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**

Next OH: **Public: Sat Apr 4, 1:00PM-3:00PM**

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

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

**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: **04/01/2026**

Rooms

**MLS®#: X12894260**

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		

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

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