

Property Client Full

317 Falcon Road, Huntsville, Ontario P1H 1N3

Listing

317 Falcon Rd Huntsville

Active / Residential Freehold / Detached

MLS®#: **X12948778**

List Price: **\$1,099,000**

New Listing



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$4,406.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LOT 10 CON 2 CHAFFEY AS IN DM335528; HUNTSVILLE; DISTRICT OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **13+5**
 Fractional Ownership: **No** BR BR+: **4(4+0)**
 Assignment: **No** Baths (F+H): **4(2+2)**
 Link: **No** SF Range: **3000-3500**
 Storeys: **2.0** SF Source: **MPAC**
 Lot Irreg: **Irregular** Lot Acres: **0.50 - 1.99**
 Lot Front: **160.00** Fronting On: **E**
 Lot Depth: **160.00**
 Lot Size Code: **Feet**
 Zoning: **RR**
 Dir/Cross St: **Ravenscliffe**

PIN #: **480950048** ARN #: **444202000702800** Contact After Exp: **No**
 Holdover: **60**
 Possession: Possession Date: **2026-04-02**

Kitch Kitch + Fam Rm: Basement:	1 (1+0) Yes Yes/Full, Unfinished, Walk Out	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs:	Vinyl Siding Yes Attached Garage/2.0 7.00 9.00	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth:	Gas, Hydro, No Sewers, Telephone Well Drilled Well
Fireplace/Stv: Interior Feat:	No Auto Garage Door Remote, ERV/HRV, In-Law Capability, Primary Bedroom - Main Floor	Pool: Room Size: Rural Services: Security Feat:	AboveGround	Sewers: Special Desig: Farm Features: Winterized:	Septic Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Laundry Lev: Property Feat: Exterior Feat:	Private Double Forced Air, Radiant Gas Yes/Central Air No 16-30 Lower Deck, Porch, Year Round Living	Roof: Foundation: Soil Type:	Asphalt Shingle Insulated Concrete Form	Lease To Own Items: None	
Waterfront Y/N: Water Struct: Under Contract: View:	No None	Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape:	Irregular	Island YN: HST App To SP: Lot Size Source:	Other

Remarks/Directions

Client Rmks: **Welcome to this thoughtfully designed custom-built home nestled on a private -acre lot just minutes from Huntsville. Built in 2006, this spacious two-storey home offers a main floor primary suite with ensuite and soaker tub, formal living and dining rooms, and a cozy family room off the bright eat-in kitchen-perfect for gathering with family and friends. The upper level features three additional bedrooms, a full bath, and a large bonus playroom. A full walkout basement awaits your finishing touches, complete with a rough-in for a fourth bathroom. Constructed with ICF foundation and main floor for added efficiency, the home also includes forced air gas heating and in-floor heat in the garage, basement, and ensuite. Major updates include a new furnace, A/C, and HRV (2024), and shingles (2023). Enjoy outdoor living with a welcoming porch, spacious deck, and above-ground pool. Ideally located with quick Highway 11 access, close to beaches, boat launches, and all the amenities of downtown Huntsville.**

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

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

Date Prepared: **04/02/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.35 M X 5.25 M	14.27 Ft x 17.22 Ft		Carpet Free
Dining Room	Main	3.42 M X 4.33 M	11.22 Ft x 14.20 Ft		Carpet Free

Kitchen	Main	3.34 M X 3.98 M	10.95 Ft x 13.05 Ft	Carpet Free W/O To Deck, Carpet Free
Family Room	Main	5.1 M X 6.33 M	16.73 Ft x 20.76 Ft	
Primary Bedroom	Main	4.63 M X 3.69 M	15.19 Ft x 12.10 Ft	
Bedroom	Second	3.6 M X 3.19 M	11.81 Ft x 10.46 Ft	
Bedroom	Second	3.79 M X 3.6 M	12.43 Ft x 11.81 Ft	
Bedroom	Second	4.55 M X 3.74 M	14.92 Ft x 12.27 Ft	
Play	Second	8.84 M X 4.22 M	29.00 Ft x 13.84 Ft	
Laundry	Basement	3.44 M X 3.33 M	11.28 Ft x 10.92 Ft	
Bathroom	Main		2	
Bathroom	Main		4	
Bathroom	Second		4	
Bathroom	Basement		2	

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