

## Property Client Full

# 6 Hibberd Lane, Huntsville, Ontario P1H 1C9

Listing

**6 Hibberd Lane Huntsville**

**Active / Residential Freehold / Detached**

MLS®#: X12644868

List Price: **\$389,000**

Price Decrease



### Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$1,444.09/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **119**  
 Legal Desc: **LT 37 RCP 525 CHAFFEY T/W DM322985 TOWN OF HUNTSVILLE DISTRICT OF MUSKOKA**

Style: **1 1/2 Storey** Rooms Rooms+: **5+0**  
 Fractional Ownership: BR BR+: **2(2+0)**  
 Assignment: Baths (F+H): **1(1+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **1.5** SF Source: **LBO Provided**  
 Lot Irreg: Lot Acres: **< 0.50**  
 Lot Front: **97.53** Fronting On: **N**  
 Lot Depth: **120.46**  
 Lot Size Code: **Feet**  
 Zoning: **R1**  
 Dir/Cross St: **Muskoka Road 3N**

PIN #: **480800296** ARN #: **444202001406302** Contact After Exp: **No**  
 Holdover: **30**  
 Possession: **60-90 days** Possession Date: **2026-02-28**

Kitch Kitch + Fam Rm: <b>1 (1+0)</b> Basement: <b>No</b> Fireplace/Stv: <b>Yes/Full, Unfinished</b> Interior Feat: <b>No</b> Parking Feat: <b>Storage, Sump Pump, Water Purifier</b> Heat: <b>Private</b> Heat Source: <b>Forced Air</b> A/C: <b>Gas</b> Central Vac: <b>Yes/Central Air</b> Apx Age: <b>No</b> Laundry Lev: <b>51-99</b> Property Feat: <b>Lower</b> Exterior Feat: <b>Ravine, School Deck, Year Round Living</b> Roof: <b>Asphalt Shingle</b> Foundation: <b>Concrete Block</b> Topography: <b>Level</b> Soil Type: Waterfront Y/N: <b>No</b> Water Struct: Under Contract: View:	Exterior: <b>Vinyl Siding</b> Garage: <b>No</b> Gar/Gar Spcs: <b>None/0.0</b> Drive Pk Spcs: <b>4.00</b> Tot Pk Spcs: <b>4.00</b> Pool: <b>None</b> Room Size: Rural Services: Security Feat:	Utilities: <b>Gas, Hydro, Cable, Telephone</b> Water: <b>Well</b> Water Supply Type: <b>Dug Well</b> Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: <b>Septic</b> Special Desig: <b>Unknown</b> Farm Features: Winterized: <b>Fully</b>
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Waterfront: **None** Island YN:  
 Easements/Restr:  
 Dev Charges Paid:  
 Lot Shape: **Rectangular** HST App To SP: **Included In**  
 Lot Size Source: **GeoWarehouse**

#### Remarks/Directions

Client Rmks: **Charming in-town home nestled on a quiet street, offering peace and privacy just minutes from local conveniences. This cozy residence features a spacious, full length deck perfect for outdoor entertaining, and sits on a large, level lot with plenty of room to expand or garden. The full, unfinished basement provides endless potential - ideal for storage, a workshop, or future living space. A rare opportunity at a great price.**

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: **04/18/2026**

Rooms

MLS®#: X12644868

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.57 M X 3.05 M	14.99 Ft x 10.00 Ft		
Kitchen	Main	6.5 M X 3.45 M	21.32 Ft x 11.31 Ft		
Bedroom	Main	3.5 M X 2.97 M	11.48 Ft x 9.74 Ft		
Bedroom	Second	4.57 M X 3.35 M	14.99 Ft x 10.99 Ft		
Laundry	Lower	6.4 M X 6.4 M	20.99 Ft x 20.99 Ft		
Other	Lower	4.57 M X 3.66 M	14.99 Ft x 12.00 Ft		Sump Pump, Laundry Sink
Bathroom	Main			4	

