

# Property Client Full

182 Old School House Road, Huntsville, Ontario P1H 2J4

Listing

**182 Old School House Rd Huntsville**

**Active / Residential Freehold / Detached**

**MLS®#: X13632600**

**List Price: \$399,900**



## Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$2,200.89/2026** Transaction: **Sale**  
 SPIS: **No** DOM: **8**  
 Legal Desc: **PT LT 15 CON 8 CHAFFEY AS IN DM115948 S/T BENEFICIARIES INTEREST IN DM115948; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow Raised** Rooms Rooms+: **6+4**  
 Fractional Ownership: **No** BR BR+: **3(2+1)**  
 Assignment: **No** Baths (F+H): **1(1+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **No** SF Source: **MPAC**  
 Lot Irreg: **No** Lot Acres: **10 - 24.99**  
 Lot Front: **332.00** Fronting On: **W**  
 Lot Depth: **1,322.00** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **RU**  
 Dir/Cross St: **Old North Road**

PIN #: **480780314** ARN #: **444202002201500** Contact After Exp: **No**  
 Holdover: **30** Survey Year/Type: **None**  
 Possession: **Immediate** Possession Date: **2026-08-17**

|                                                                                              |                                                                                                                                                        |                                                                                  |                                                                                                     |                                                                                                                                                                                                    |                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Kitch Kitch +<br>Fam Rm:<br>Basement:<br>Fireplace/Stv:<br>Fireplace Feat:<br>Interior Feat: | <b>1 (1+0)</b><br><b>Yes</b><br><b>Yes/Full, Unfinished</b><br><b>Yes</b><br><b>Propane</b><br><b>Primary Bedroom - Main Floor, Water Heater Owned</b> | Exterior:<br>Garage:<br>Gar/Gar Spcs:<br>Drive Pk Spcs:<br>Tot Pk Spcs:<br>Pool: | <b>Hardboard</b><br><b>No</b><br><b>None/0.0</b><br><b>5.00</b><br><b>5.00</b><br><b>None</b>       | Utilities:<br>Water:<br>Water Supply Type:<br>Water Meter:<br>Waterfront Feat:<br>Waterfront Struc:<br>Well Capacity:<br>Well Depth:<br>Sewers:<br>Special Desig:<br>Farm Features:<br>Winterized: | <b>Hydro, Telephone Available</b><br><b>Well</b><br><b>Drilled Well</b><br><b>Well</b><br><b>Drilled Well</b><br><b>Well</b><br><b>Well</b><br><b>Well</b><br><b>Septic</b><br><b>Unknown</b><br><b>Unknown</b><br><b>Fully</b> |
| Parking Feat:<br>Heat Source:<br>A/C:<br>Central Vac:<br>Apx Age:<br>Property Feat:          | <b>Private</b><br><b>Propane</b><br><b>/None</b><br><b>No</b><br><b>51-99</b><br><b>Cul De Sac, Rolling, Wooded/Treed, School Bus Route</b>            | Room Size:<br>Rural Services:<br>Security Feat:                                  |                                                                                                     |                                                                                                                                                                                                    |                                                                                                                                                                                                                                 |
| Exterior Feat:<br>Roof:<br>Foundation:<br>Topography:<br>Soil Type:<br>Lease To Own Items:   | <b>Deck, Privacy, Year Round Living</b><br><b>Asphalt Shingle</b><br><b>Concrete Block</b><br><b>Rolling</b><br><b>None</b>                            | Waterfront Y/N:<br>Water Struct:<br>Under Contract:<br>View:                     | <b>None</b><br><b>Easements/Restr:</b><br><b>Dev Charges Paid:</b><br><b>Lot Shape: Rectangular</b> | Island YN:<br>HST App To SP:<br>Lot Size Source:                                                                                                                                                   | <b>None</b><br><b>Included In</b><br><b>MPAC</b>                                                                                                                                                                                |

## Remarks/Directions

Client Rmks: **Attention renovators, investors, and handy buyers! This solid bungalow is situated on a private 10-acre wooded lot at the end of a quiet dead-end road, offering an excellent opportunity to restore and customize a property with tremendous potential. The home features a durable exterior with the roof and siding in good condition, foundation in excellent shape along with a drilled well equipped with a new pump and pressure tank installed in May 2026. The property is being offered as part of an estate sale and is being sold in "as is, where is" condition. Significant clean-up efforts have already been undertaken; however, additional work will be required to complete the process. Whether you're looking for a renovation project, investment opportunity, or a chance to create your country retreat, this property offers a rare combination of privacy, acreage, and potential in a desirable rural setting.**

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

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

**Date Prepared: 08/26/2026**

Rooms

**MLS®#: X13632600**

| Room        | Level | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features      |
|-------------|-------|---------------------|-----------------------|-----------------|---------------|
| Living Room | Main  | 4.57 M X 4.06 M     | 14.99 Ft x 13.32 Ft   |                 | Fireplace     |
| Dining Room | Main  | 3.89 M X 2.85 M     | 12.76 Ft x 9.35 Ft    |                 |               |
| Kitchen     | Main  | 3.79 M X 2.54 M     | 12.43 Ft x 8.33 Ft    |                 | Centre Island |
| Bedroom     | Main  | 4.65 M X 2.85 M     | 15.26 Ft x 9.35 Ft    |                 |               |

|                     |                 |                        |                            |
|---------------------|-----------------|------------------------|----------------------------|
| <b>Bedroom</b>      | <b>Main</b>     | <b>3.56 M X 2.92 M</b> | <b>11.68 Ft x 9.58 Ft</b>  |
| <b>Bedroom</b>      | <b>Basement</b> | <b>3.84 M X 2.85 M</b> | <b>12.60 Ft x 9.35 Ft</b>  |
| <b>Utility Room</b> | <b>Basement</b> | <b>3.2 M X 1.96 M</b>  | <b>10.50 Ft x 6.43 Ft</b>  |
| <b>Furnace</b>      | <b>Basement</b> | <b>4.57 M X 1.96 M</b> | <b>14.99 Ft x 6.43 Ft</b>  |
| <b>Recreation</b>   | <b>Basement</b> | <b>6.48 M X 4.37 M</b> | <b>21.26 Ft x 14.34 Ft</b> |
| <b>Bathroom</b>     | <b>Main</b>     |                        |                            |