

Property Client Full

3 Homestead Lane, Huntsville, Ontario P1H 2N8

Listing

3 Homestead Lane Huntsville

Active / Residential Freehold / Detached

MLS®#: **X13795018**

List Price: **\$1,199,900**

New Listing



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$6,052.30/2026** Transaction: **Sale**
SPIS: **No** DOM: **4**
Legal Desc: **Lot 1 Plan 35M732 Town of Huntsville District of Muskoka**

Style: **Bungalow** Rooms Rooms+: **11+9**
Fractional Ownership: **No** BR BR+: **4(3+1)**
Assignment: **No** Baths (F+H): **3(3+0)**
Link: **No** SF Range: **2000-2500**
Storeys: **1.0** SF Source: **MPAC**
Lot Irreg: **No** Lot Acres: **< 0.50**
Lot Front: **65.75** Fronting On: **S**
Lot Depth: **143.51** Builder Name: **Devonleigh**
Lot Size Code: **Feet**
Dir/Cross St: **Prestwick and Homestead**

PIN #: **480800739** ARN #: **444202001601227** Contact After Exp: **No**
Holdover: **30** Survey Year/Type: **2014/Boundary Onl**
Possession Date: **2026-10-15**

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	2 (1+1) Yes Yes/Finished, Full Yes Electric, Natural Gas Auto Garage Door Remote, Bar Fridge, Central Vacuum, Primary Bedroom - Main Floor, Storage	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Brick, Vinyl Siding Yes Attached Garage/2.0 4.00 6.00 None 	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal Sewer Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: POTL/Mnth Fee: Laundry Lev: Property Feat: Exterior Feat:	Private Double Forced Air Gas Yes/Central Air Yes 6-15 No Main Hospital, Level, Park Deck, Landscaped, Lawn Sprinkler System, Porch, Year Round Living				
Roof: Foundation: Soil Type: Lease To Own Items:	Asphalt Shingle Poured Concrete None				
Waterfront Y/N: Water Struct: Under Contract: View:	No Hot Water Tank-Gas Garden, Trees/Woods	Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape:	 Rectangular	Island YN: Included In	 GeoWarehouse

Remarks/Directions

Client Rmks: **Welcome to this gorgeous bungalow located in a highly desirable subdivision, where quality, comfort and thoughtful design come together beautifully. From the moment you arrive, the stunning landscaping, paved driveway and inviting covered porches set the tone for what awaits inside. The bright, open-concept main floor features beautiful hardwood flooring and an exceptional kitchen with a large island and convenient beverage station. The spacious living area is anchored by a stunning stone gas fireplace and offers walkouts to the back deck, along with access to both the front and side covered porches-perfect for enjoying the outdoors in every season. The main-floor primary suite is a true retreat, complete with a walk-in closet, luxurious ensuite featuring a soaker tub, and walkout to the deck. A second bedroom, full main bathroom and laundry closet provide convenient one-level living. The stunning office is a standout feature, boasting a vaulted ceiling and its own electric fireplace-an inspiring space for working from home or relaxing with a good book. The fully finished lower level offers incredible additional living space, including a kitchenette, large games room, comfortable rec room, bright bedroom, full bathroom, second laundry area and home gym. There is also an abundance of storage space, making this level ideal for family, guests, hobbies or entertaining. Outside, enjoy the beautifully landscaped corner lot with established gardens and lawn, a spacious back deck, storage shed and an irrigation system to keep everything looking its best. The attached double garage provides excellent parking and storage, while the paved driveway adds convenience and curb appeal. A beautifully finished home offering exceptional space, style and functionality in a sought-after neighbourhood-truly move-in ready and designed to be enjoyed. Annual Utilities - Natural Gas \$1443, Hydro \$1415, Water/Sewer with Irrigation \$1878 (off season is \$140/bi-monthly). Irrigation service \$503**

Inclusions: **2 Beverage Fridges, 2 Dishwashers, Fridge, Stove, 2 Washers and 2 Dryers, Garage Door Opener, All Light Fixtures and Window Blinds**

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

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

Date Prepared: **09/21/2026**

Rooms

MLS® #: X13795018

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	3.81 M X 1.83 M	12.50 Ft x 6.00 Ft		Access To Garage, Ceramic Floor
Kitchen	Main	4.36 M X 3.63 M	14.30 Ft x 11.91 Ft		Double Sink, Hardwood Floor
Dining Room	Main	7.89 M X 2.93 M	25.89 Ft x 9.61 Ft		Hardwood Floor, W/O To Porch
Living Room	Main	5.33 M X 5 M	17.49 Ft x 16.40 Ft		Gas Fireplace, Hardwood Floor, W/O To Deck
Primary Bedroom	Main	4.63 M X 3.96 M	15.19 Ft x 12.99 Ft		4 Pc Ensuite, W/I Closet, W/O To Deck
Bedroom	Main	5.09 M X 3.63 M	16.70 Ft x 11.91 Ft		
Office	Main	4.24 M X 3.02 M	13.91 Ft x 9.91 Ft		Electric Fireplace, Hardwood Floor, Pocket Doors
Laundry	Main	1.8 M X 1.07 M	5.91 Ft x 3.51 Ft		
Exercise Room	Basement	3.9 M X 2.9 M	12.80 Ft x 9.51 Ft		
Kitchen	Basement	2.77 M X 1.8 M	9.09 Ft x 5.91 Ft		
Game Room	Basement	11.7 M X 3.72 M	38.39 Ft x 12.20 Ft		
Recreation	Basement	6.83 M X 4.45 M	22.41 Ft x 14.60 Ft		
Bedroom	Basement	5.21 M X 3.84 M	17.09 Ft x 12.60 Ft		
Laundry	Basement	3.96 M X 1.52 M	12.99 Ft x 4.99 Ft		
Other	Basement	7.74 M X 2.01 M	25.39 Ft x 6.59 Ft		
Utility Room	Basement	4.02 M X 2.53 M	13.19 Ft x 8.30 Ft		Laundry Sink
Bathroom	Main			4	
Bathroom	Main			3	
Bathroom	Basement			3	

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