Property Client Full

3 Homestead Lane, Huntsville, Ontario P1H 2N8

Listing

3 Homestead Lane Huntsville
Active / Residential Freehold / Detached

MLS®#: X13795018
List Price: **$1,099,999**
Price Decrease



Muskoka/Huntsville/Chaffey

Tax Amt/Yr:	**$6,052.30/2026**	Transaction:	**Sale**
SPIS:	**No**	DOM	**57**
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:		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:		Possession Date:	**2026-10-15**		

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

Waterfront Y/N:	**No**	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:	**Hot Water Tank-Gas**	Dev Charges Paid:		HST App To SP:	**Included In**
View:	**Garden, Trees/Woods**	Lot Shape:	**Rectangular**	Lot Size Source:	**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: 11/13/2026**

Rooms

MLS®#: X13795018

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
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**

---------- Washrooms ----------

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom	**Main**			**4**	
Bathroom	**Main**			**3**	
Bathroom	**Basement**			**3**	

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