

Cross Property Client Full

148 CHALET CRESCENT

Huntsville, ON P1H 1A8

District of Muskoka/Huntsville/Chaffey

Residential/Single Family/For Sale

Active

Price: \$559,000.00



MLS®#: **155951**
List Date: **26-Sep-2018**

Bedrooms (AG/BG): **3 (1/2)**
Bathrooms (F/H): **2 (2/0)**

Type: **Detached**
Style: **4 Level (split)**
Sqft Above Grade: **1,326**
Sq Ft Finished: **2,652**
Sq Ft Source: **LBO provided**

Sqft Below Grade: **1,326**
Sq Ft. Unfinished

New Construction: **No**
Title/Ownership: **Freehold**

Rooms: **11**
Recreational: **No**
Year Built/Desc: **1989/Completed / New**

Fronting On: **South**

Lot Front: **235.86**

Lot Depth:
Lot Size/Acres: **Under .5 Acre/0.44**

Road Access Fee:

Access: **Municipal road, Year Round**

Garage Spaces/Type: **2.0/Detached**

Driveway Spaces/Type: **6/Private Double Wide/Asphalt**

Waterfront: **No**

WF Exposure:

Public Remarks: **Multi-level Viceroy sitting on a large level lot just minutes from Hidden Valley Resort. Two car detached garage with 16 x 16 unfinished loft space. Oak hardwood floors, new tiles throughout. Completely renovated kitchen and mud room. Sunken living room with wood fireplace and a completely finished lower level with kitchenette, laundry, 2 bedrooms, full bath and spacious family room with walkout. Wraparound deck, perfect for outdoor entertaining. Quiet, child friendly street.**

Directions: **HWY 11 to HWY 60, turn right on Hidden Valley Rd to Skyline Dr turn right on Chalet Crescent to #148.**

Interior Features

Interior Features: **None**
Basement: **Full/Fully Finished/**
Heat Primary/Sec: **Fireplace-Wood, Forced Air-Electric/**
HVAC: **None**
Under Contract/Rental Items: **None**
Fireplace:
Foundation: **Concrete Block**
Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Exposure:
Pool: **None**
Exterior Finish: **Wood**
Restrictions: **None**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Telephone**
Topography: **Level**
Roofing: **Asphalt, Shingles**
Water/Supply Type: **Municipal/**
Site Influences: **Landscaped, Schools, Skiing**
Alternative Power:
Yr Roof Replaced:
Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Other Window coverings and all other light fixtures not mentioned in exclusions.**

Exclusions: **Bathroom mirrors, the dining room light fixture, the downstairs under-counter fridge, digital projector and the play house. All personal items.**

Tax Information

Roll#: **444202001106800**
Pin#: **480820057**
Assessment \$/Year: **\$316,000/2018**
Legal Description: **PCL 18389 SEC MUSKOKA; LT 6 PL M419 CHAFFEY; S/T LT216678; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA**
Local Improve Fee/Comments /
Zoning: **R1**
Survey/Year: **Yes 1987**
Taxes/Year: **\$2,610/2018**
Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Mud Room	M	13'6"x11'3"	
Kitchen	M	20'7"x13'3"	
Living Room	M	14'2"x19'2"	
Dining Room	M	16'9"x11'10"	
Bedroom	M	12'11"x13'	
Bathroom	M	9'11"x4'11"	3-Piece

Laundry Room	B	18'10"x9'111"	
Family Room	B	14'6"x18'5"	
Bathroom	B	6'4"x7'11"	3-Piece
Bedroom	B	13'8"x11'1"	
Bedroom	B	13'9"x11'8"	

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Client Full Report

Date Printed: 10/01/2018

Prepared By: OFFICE ADMINISTRATION, .

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