

23 FOREST HILL Lane, Huntsville, Ontario P1H 2N5

Client Full
Active / Residential

23 FOREST HILL Ln Huntsville

MLS® #: 40326821
Price: \$1,445,000



Muskoka/Huntsville/Chaffey

Bungalow/House

	Beds	Baths	Kitch
Basement	2	1	
Main	3	3	1

Beds (AG+BG): **5 (3 + 2)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **3,160**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,660/LBO provided**
 BG Fin SF: **1,500**
 DOM/CDOM: **67/160**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,883.92/2021**

Remarks/Directions

Public Rmks: **Custom crafted, impeccably maintained, thoughtfully designed and private. Welcome to 23 Forest Hill Lane, Huntsville. Just over 4.5 acres (ownership on both sides of Forest Hill Lane) provides protection and privacy in this upscale neighbourhood of executive homes located a mere 10 minutes from downtown Huntsville. Built in 2017, this gorgeous brick / ICF constructed home has been graciously planned to meet the needs of today's discerning buyer. With over 3000 sq ft of living space, this home provides ample room for your family to grow. Should you choose, the home was designed in such a way that additional living space could be added in the 2nd storey. The main floor boasts 10' ceilings and has 3 bedrooms including the Primary c/w luxurious ensuite and its own lofted dressing room. Just outside the sliding glass doors off the main living space, you will find a retreat large enough to relax with friends and family and take in the beautiful view of the well-treed forest behind the home and the backyard firepit. Downstairs you will find 2 spacious bedrooms, another bathroom and 9' foot ceilings creating an open, bright and comfortable space. The detached garage is just as impressively appointed. There is an unfinished loft space with separate entrance that could easily be completed to suit several different needs. To complete the package, there are two sheds on property to keep the clutter out of the garage and stored neatly away. This home is a must see!**

Directions: **Ravenscliffe Road to Skyhills Road to Forest Hill Lane to #23 (Sign on property)**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat:	Deck(s), Porch, Year Round Living	Roof:	Shingles
Construct. Material:	Brick	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	0-5 Years
Year/Desc/Source:	2017/Completed / New/Owner	Rd Acc Fee:	\$900
Property Access:	Private Road, Year Round Road	Winterized:	
Other Structures:	Shed		
Pool Features:	None		
Garage & Parking:	Detached Garage//Private Drive Double Wide	Garage Spaces:	2.0
Parking Spaces:	6		
Services:	Cell Service, Electricity	Sewer:	Septic
Water Source:	Drilled Well	Acres Rent:	
Lot Size Area/Units:	4.670/Acres	Lot Shape:	Irregular
Lot Front (Ft):	242.00	Land Lse Fee:	
Location:	Rural	Retire Com:	
Area Influences:	Cul de Sac/Dead End	Fronting On:	
View:	Trees/Woods	Exposure:	
Topography:	Wooded/Treed		
Restrictions:	Easement, Subdiv. Covenant		
School District:	Simcoe Muskoka Catholic District School Board, Trillium Lakelands District School Board		

Interior

Interior Feat:	Air Exchanger, Oven Built-in, Water Heater Owned	Contract Cost/Mo:	
Basement:	Full Basement		
Laundry Feat:	Lower Level		
Cooling:	Central Air		
Heating:	Forced Air-Propane		
Under Contract:	Propane Tank		
Inclusions:	Dishwasher, Dryer, Refrigerator, Washer		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 4 CON 5 CHAFFET PT 6, 19,20 ON 35R23500; HUNTSVILLE; Please See Schedule 'C' for full description	Survey:	Available/ 2011
Zoning:	RR	Hold Over Days:	60
Assess Val/Year:	\$542,000/2021	Occupant Type:	Owner
PIN:	480790687		
ROLL:	444202001509706		

Possession/Date: **Flexible/**

Deposit: **5%**

Brokerage Information

List Date: **09/23/2022**

List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA**



Source Board: The Lakelands Association of REALTORS®
Prepared By: Sarah Shields, Employee
Date Prepared: 11/29/2022

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bathroom	Main			2-Piece
Bathroom	Main			4-Piece
Primary Ensuite	Main			4-Piece
Bathroom				
Bedroom Primary	Main	13' 5" X 14' 11"	4.09 X 4.55	
Bedroom	Main	11' 0" X 13' 8"	3.35 X 4.17	
Dining Room	Main	11' 3" X 13' 7"	3.43 X 4.14	
Kitchen	Main	10' 0" X 14' 4"	3.05 X 4.37	
Living Room	Main	16' 0" X 18' 5"	4.88 X 5.61	
Bedroom	Main	11' 0" X 11' 4"	3.35 X 3.45	
Mud Room	Main	10' 0" X 7' 7"	3.05 X 2.31	
Bathroom	Basement			4-Piece
Bedroom	Basement	10' 11" X 13' 9"	3.33 X 4.19	
Bedroom	Basement	13' 4" X 15' 8"	4.06 X 4.78	
Laundry	Basement	8' 11" X 8' 10"	2.72 X 2.69	
Recreation Room	Basement	16' 5" X 32' 0"	5.00 X 9.75	
Storage	Basement	10' 11" X 13' 6"	3.33 X 4.11	
Utility Room	Basement	13' 3" X 15' 5"	4.04 X 4.70	

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