

36 ANTHONY Court, Huntsville, Ontario P1H 1T2

Client Full
Active / Residential

36 ANTHONY Ct Huntsville

Listing ID: 40553960
Price: \$629,000



Muskoka/Huntsville/Huntsville

Bungalow/House

	Beds	Baths	Kitch
Lower		1	
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,807**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,152/LBO provided**
 BG Fin SF: **655/LBO provided**
 DOM: **75**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,979.00/2023**

Remarks/Directions

Public Rmks: **Step into this charming 2-bedroom, 2-bathroom sanctuary bathed in sunlight, nestled on a tranquil cul-de-sac. Enveloped by a newly fenced yard, this bungalow exudes warmth and comfort. The heart of the home is its airy open-concept kitchen, dining, and living space, where a welcoming gas fireplace sets the scene for intimate gatherings. A double driveway and convenient carport ensure effortless parking. Upon entry, a spacious tiled mudroom welcomes, leading seamlessly to the backyard deck, perfect for soaking up sunny days. Downstairs, discover a partially finished basement offering versatility, with a bright rec room adaptable for living, office, or fitness pursuits, alongside a sizable storage area ideal for crafting. Notably, this space has been enhanced with modern conveniences including a natural gas furnace, central air conditioning, and a generator hook up, ensuring comfort and reliability year-round. Ascend to the main floor where the primary bedroom, originally two rooms, now stands as a spacious haven adorned with pine ceilings and wood floors. Retreat here for tranquility after a busy day. The renovations extend further to include new updated flooring throughout the basement, complementing its contemporary charm. Additionally, enjoy the convenience of a new renovated separate laundry room and lower bathroom, adding efficiency to your daily routine. Notably, this bungalow now boasts an updated metal roof, ensuring both durability and modern charm. Seize the chance to transform this abode into your personal paradise in the heart of Huntsville with easy access to all the amenities Huntsville has to offer just being minutes away from the downtown area.**

Directions: **MAIN ST TO CENTRE ST TO FLORENCE ST. RIGHT ON FLORENCE, LEFT ON ANTHONY CRT TO THE END.**

Exterior

Exterior Feat:	Deck(s)		Roof:	Metal
Construct. Material:	Stone, Vinyl Siding		Prop Attached:	Detached
Shingles Replaced:		Foundation:	Block	51-99 Years
Year/Desc/Source:	1968//Assessor		Apx Age:	
Property Access:	Municipal Road		Rd Acc Fee:	
Other Structures:	Shed		Winterized:	
Garage & Parking:	Carport Parking//Asphalt Driveway		Garage Spaces:	
Parking Spaces:	6	Driveway Spaces:	5.0	
Services:	Natural Gas		Sewer:	Sewer (Municipal)
Water Source:	Municipal	Water Tmnt:		
Lot Size Area/Units:	0.174/Acres	Acres Range:	< 0.5	Acres Rent:
Lot Front (Ft):	85.00	Lot Depth (Ft):	96.00	Lot Shape:
Location:	Urban	Lot Irregularities:		Irregular
Area Influences:	Beach, Business Centre, Downtown, Highway Access, Hospital, Playground Nearby, Schools, Shopping Nearby, Skiing			
Topography:			Fronting On:	North
Restrictions:	Unknown		Exposure:	

Interior

Interior Feat:	Water Heater		
Basement:	Full Basement	Basement Fin:	Partially Finished
Laundry Feat:	Laundry Room, Lower Level		
Cooling:	Central Air		
Heating:	Forced Air, Gas, Gas Hot Water		
Fireplace:	1/Natural Gas		FP Stove Op:
Under Contract:	Hot Water Heater		Contract Cost/Mo:
Lease to Own:	None		
Inclusions:	Dishwasher, Dryer, Refrigerator, Stove, Washer		
Exclusions:	outside security cameras		
Furnace Age:		Tank Age:	
			UFFI: No

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LT 9 PL 501 HUNTSVILLE; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA	Survey:	None/
Zoning:	R1	Hold Over Days:	
Assess Val/Year:	\$238,000/2024	Occupant Type:	Owner
PIN:	480890456		
ROLL:	444201001502500		

Possession/Date: **Other/2024-06-28**

Deposit: **5,000**

Brokerage Information

List Date: **03/14/2024**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port \(](#)



Source Board: The Lakelands Association of REALTORS®
Prepared By: Laura Billings, Employee
Date Prepared: 05/28/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Mud Room	Main	9' 0" X 14' 10"	2.74 X 4.52	
Dining Room	Main	8' 6" X 9' 7"	2.59 X 2.92	
Living Room	Main	17' 5" X 13' 10"	5.31 X 4.22	
Kitchen	Main	10' 2" X 9' 7"	3.10 X 2.92	
Bathroom	Main	5' 0" X 9' 1"	1.52 X 2.77	3-Piece
Bedroom Primary	Main	20' 1" X 10' 9"	6.12 X 3.28	
Bedroom	Main	11' 0" X 8' 5"	3.35 X 2.57	
Laundry	Lower	9' 1" X 6' 8"	2.77 X 2.03	
Bathroom	Lower	5' 0" X 6' 8"	1.52 X 2.03	2-Piece
Recreation Room	Lower	12' 10" X 22' 11"	3.91 X 6.98	

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