

36 ANTHONY Court, Huntsville, Ontario P1H 1T2

Listing

Client Full
Active / Residential

36 ANTHONY Ct Huntsville

Listing ID: 40553960
Price: **\$639,000**



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: **28**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,979.00/2023**

Remarks/Directions

Public Rmks: **Welcome to this inviting 2-bedroom, 2-bathroom sun filled bungalow, perfectly situated on a quiet cul-de-sac, boasting a spacious, newly fenced 0.174-acre lot. The open-concept kitchen, dining, and living area features a cozy gas fireplace, creating a warm ambiance for gatherings with loved ones. With a double driveway and a carport for added convenience, parking is a breeze. As you step inside, you're greeted by a large tiled mudroom, providing convenient access to the backyard deck, ideal for enjoying sunny afternoons. Downstairs, the partially finished basement offers versatility, including a bright rec room suitable for living, office, or gym space, as well as a large storage room perfect for a workshop. Upstairs, the main floor boasts a large primary bedroom, crafted from two original rooms, complete with pine ceilings and wood floors, offering a serene retreat after a long day. Don't miss the opportunity to make this bungalow your own slice of paradise in Huntsville.**

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

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Stone, Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **1968//Assessor**
 Property Access: **Municipal Road**
 Other Structures: **Shed**
 Garage & Parking: **Carport Parking//Asphalt Driveway**
 Parking Spaces: **6**
 Services: **Natural Gas**
 Water Source: **Municipal**
 Lot Size Area/Units: **0.174/Acres**
 Lot Front (Ft): **85.00**
 Location: **Urban**
 Area Influences: **Beach, Business Centre, Downtown, Highway Access, Hospital, Playground Nearby, Schools, Shopping Nearby, Skiing**
 Topography:
 Restrictions: **Unknown**

Foundation: **Block**
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized:
 Garage Spaces:
 Sewer: **Sewer (Municipal)**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Fronting On: **North**
 Exposure:

Driveway Spaces: **5.0**
 Water Tmnt:
 Acres Range: **< 0.5**
 Lot Depth (Ft): **96.00**
 Lot Irregularities:
 UFFI: **No**

Interior

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

Basement Fin: **Partially Finished**
 FP Stove Op:
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 9 PL 501 HUNTSVILLE; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **R1**
 Assess Val/Year: **\$238,000/2024**
 PIN: **480890456**
 ROLL: **444201001502500**
 Possession/Date: **Other/2024-06-28**
 Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **5,000**

Brokerage Information

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

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



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Source Board: The Lakelands Association of REALTORS®

Prepared By: Myan Mclean, Employee

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