

2517 HONEY HARBOUR Road, Honey Harbour, Ontario L0K 1S0

Client Full

2517 HONEY HARBOUR Rd Honey Harbour

Listing ID: 40618541

Active / Residential

Price: **\$799,000**

Muskoka/Georgian Bay/Georgian Bay

2 Storey/House



	Beds	Baths	Kitch
Second	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **2,928**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,928/Plans**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,200.00/2023**

Remarks/Directions

Public Rmks: **Welcome to 2517 Honey Harbour Road. This 2,928 sqft, 2 bed/2 bath cottage offers an open-concept main floor layout. The kitchen features stainless steel appliances, and updated cabinetry. Vaulted ceilings with beams throughout kitchen/ dining and living room adds a warm feeling throughout. In the primary bedroom you will find a large bay window and space for sitting around the propane fireplace. Enjoy a large free-standing tub and fireplace in the main floor bath. Making your way downstairs to a spacious, fully finished basement—With tasteful decor throughout. This home provides comfort and functionality for your family's everyday living. The private backyard is a natural oasis, ideal for relaxation. Nearby, a waterfront park with a beach, children's play area, and additional boat launch offers ample recreational opportunities. Just a short walk from downtown Honey Harbour, the property is conveniently located near sports courts, boat launches, and the highway for easy commuting. With the Oak Bay golf course and many activities like ATV trails, boating, swimming, and more, every season is an adventure. This home is truly perfect for outdoor lovers and those who cherish privacy and accessibility.**

Directions: **Honey Harbour Road, Baxter Loop Road.**

Exterior

Construct. Material:	Vinyl Siding	Foundation:	Block	Roof:	Asphalt Shingle
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	//			Apx Age:	31-50 Years
Garage & Parking:	Private Drive Single Wide//Paver Stone Driveway				
Parking Spaces:	8	Driveway Spaces:	8.0	Garage Spaces:	
Services:	Electricity, Garbage/Sanitary Collection, High Speed Internet				
Water Source:	Drilled Well	Water Tmnt:		Sewer:	Septic
Lot Size Area/Units:	0.720/Acres	Acres Range:	0.50-1.99	Acres Rent:	
Lot Front (Ft):	214.12	Lot Depth (Ft):		Lot Shape:	
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Golf, Lake Access			Fronting On:	South
Topography:	Flat, Open space, Rocky, Wooded/Treed				

Interior

Interior Feat:	Water Heater Owned	Basement Fin:	Partially Finished	FP Stove Op:	
Basement:	Full Basement			Contract Cost/Mo:	
Cooling:	Other				
Heating:	Baseboard, Electric				
Fireplace:	/Propane				
Under Contract:	Propane Tank				
Inclusions:	Dishwasher, Dryer, Refrigerator, Washer				

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PCL 17847 SEC MUSKOKA; PT LT 37 CON 11 BAXTER PT 12, BR586; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA-SEE SCHEDULE B.	Survey:	Unknown/
Zoning:	I	Hold Over Days:	
Assess Val/Year:	\$219,000/2024	Occupant Type:	Owner
PIN:	480150602	Deposit:	5%
ROLL:	446503003204500		
Possession/Date:	Flexible/		

Brokerage Information

List Date: **07/10/2024**
 List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Laura Billings, Employee
 Date Prepared: 07/10/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bedroom Primary	Second	21' 11" X 12' 8"	6.68 X 3.86	
Bedroom	Second	12' 2" X 13' 10"	3.71 X 4.22	
Bathroom	Second	14' 10" X 10' 4"	4.52 X 3.15	4-Piece
Bathroom	Second	8' 3" X 2' 11"	2.51 X 0.89	2-Piece
Dining Room	Second	11' 2" X 15' 2"	3.40 X 4.62	
Kitchen	Second	8' 8" X 13' 10"	2.64 X 4.22	
Laundry	Second	8' 3" X 2' 11"	2.51 X 0.89	
Recreation Room	Main	25' 2" X 24' 10"	7.67 X 7.57	
Recreation Room	Main	12' 7" X 11' 7"	3.84 X 3.53	
Storage	Main	19' 4" X 12' 9"	5.89 X 3.89	
Foyer	Second	6' 0" X 6' 11"	1.83 X 2.11	

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