

## Property Client Full

1806 Valley Road, Huntsville, Ontario P1H 1A8

Listing

[1806 Valley Rd Huntsville](#)

**Active / Residential Freehold / Detached**

MLS®#: **X12050826**

List Price: **\$949,000**

**New Listing**

### Muskoka/Huntsville/Chaffey



Tax Amt/Yr: **\$0.00/2025** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PCL 19222 SEC MUSKOKA; LT 30 PL M419 CHAFFEY; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **1 1/2 Storey** Rooms Rooms+: **13+0**  
Fractional Ownership: **No** BR BR+: **4(4+0)**  
Assignment: **No** Baths (F+H): **3(2+1)**  
Link: **No** SF Range: **No**  
Storeys: **1.5** SF Source: **No**  
Lot Front: **100.11** Fronting On: **E**  
Lot Depth: **0.00**  
Lot Size Code: **Feet**

Zoning: **R1**

Dir/Cross St: **Lakeview Cres & Valley Rd**

PIN #: **480820043**

Holdover: **60**

Possession: **TBD**

ARN #: **444202001107500**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + Island YN: <b>1 (1+0)</b>	Exterior: <b>Other</b>	Utilities: <b>Gas, Hydro Available, Cable Available, Telephone Available</b>
Fam Rm: <b>Yes</b>	Drive: <b>Private</b>	
Basement: <b>Yes/Crawl Space</b>	Garage: <b>Yes</b>	
Fireplace/Stv: <b>No</b>	Gar/Gar Spcs: <b>Detached Garage/0.0</b>	Water: <b>Municipal</b>
Interior Feat: <b>Central Vacuum</b>	Drive Pk Spcs: <b>2.00</b>	Water Meter: <b>No</b>
Heat: <b>Forced Air, Gas</b>	Tot Pk Spcs: <b>4.00</b>	Waterfront Feat: <b>No</b>
A/C: <b>Yes/Central Air</b>	Pool: <b>None</b>	Waterfront Struc: <b>No</b>
Central Vac: <b>Yes</b>	Room Size: <b>No</b>	Well Capacity: <b>No</b>
Property Feat: <b>Arts Centre, Beach, Golf, Hospital, Lake Access, Library</b>	Rural Services: <b>Electrical, Garbage Pickup, Internet High Speed, Natural Gas</b>	Well Depth: <b>No</b>
Exterior Feat: <b>Deck</b>	Security Feat: <b>No</b>	Sewers: <b>Septic</b>
Roof: <b>Metal</b>		Special Desig: <b>Unknown</b>
Foundation: <b>Block, Concrete Block</b>		Farm Features: <b>No</b>
Soil Type: <b>No</b>		Winterized: <b>No</b>
Waterfront Y/N: <b>No</b>	Waterfront: <b>No</b>	Waterfront Frontage (M): <b>No</b>
Water Struc: <b>No</b>	Easements/Restr: <b>Easement</b>	HST App To SP: <b>Included In</b>
Under Contract: <b>No</b>	Dev Charges Paid: <b>No</b>	Lot Size Source: <b>MPAC</b>
Access To Property: <b>Paved Road, Yr Rnd Municipal Rd</b>	Lot Shape: <b>No</b>	
View: <b>Trees/Woods, Water</b>		

### Remarks/Directions

Client Rmks: **Nestled in a serene and tranquil neighborhood located right next to Hidden Valley, this beautiful 4 bedroom, 3 bathroom home offers ample space for family living. With 2,198 sq. ft. of living area, this home is the best of both worlds by providing the cozy comfort of cottage living and the convenience and amenities of a residential community. The spacious layout features large windows that allow natural light to flood in, and gives the feeling of being in a treehouse with a panoramic view of the forest and Peninsula Lake. The charming kitchen is equipped with modern appliances, perfect for entertaining guests. The backyard provides a private outdoor oasis, ideal for relaxing or hosting gatherings. The 2 car detached garage provides ample extra space year-round. Located in a quiet area, with easy access to major roads and highways, you'll enjoy the peace of being surrounded by nature with the convenience of nearby amenities. You are only a short drive to the bustling town of Huntsville, Deerhurst Resort, Hidden Valley, Arrowhead Park, trails, lakes and so much more. With ample upgrades and improvements that have been made to the home, the property is ready for you to relax and enjoy! Some of the recent upgrades completed include, installation of a metal roof on the house and garage, skylights replaced, installation of a forced air gas furnace, gas lines installed from Valley Rd, deck repaired and reinforced, internet upgraded to 5G Wifi and much more. 1806 Valley Rd offers the perfect combination of space, comfort, and location. Dont miss the opportunity to make this beautiful property your new home!**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **03/31/2025**

Rooms

MLS®#: **X12050826**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.19 M X 1.72 M	10.46 Ft x 5.64 Ft		
Recreation	Main	3.89 M X 4.21 M	12.76 Ft x 13.81 Ft		
Utility Room	Main	5.83 M X 2.57 M	19.12 Ft x 8.43 Ft		

Living Room	Second	4.68 M X 4.03 M	15.35 Ft x 13.22 Ft	
Bedroom	Second	3.91 M X 2.9 M	12.82 Ft x 9.51 Ft	
Kitchen	Second	4.08 M X 3.25 M	13.38 Ft x 10.66 Ft	
Dining Room	Second	4.08 M X 2.36 M	13.38 Ft x 7.74 Ft	
Laundry	Second	2.27 M X 1.94 M	7.44 Ft x 6.36 Ft	
Powder Room	Second	1.55 M X 0.87 M	5.08 Ft x 2.85 Ft	
Primary Bedroom	Third	3.33 M X 4.33 M	10.92 Ft x 14.20 Ft	
Other	Third	4.6 M X 2.86 M	15.09 Ft x 9.38 Ft	
Bathroom				3
Bathroom				2
Bathroom				4

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