

Cross Property Client Full

10 WOODSTREAM DRIVE
Huntsville, ON P1H 0B7
 District of Muskoka/Huntsville/Huntsville

Residential/Single Family/For Sale
Active

Price: \$699,000



MLS®#: **126738**
 List Date: **18-May-2018**
 Bedrooms (AG/BG): **4 (2/2)**
 Bathrooms (F/H): **4 (3/1)**

Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,600**
 Sq Ft Finished: **3,200**
 Sq Ft Source: **LBO provided**
 Sqft Below Grade: **1,600**
 Sq Ft. Unfinished

New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **15**
 Recreational: **No**
 Year Built/Desc: **2017/Completed / New, Owner**

Fronting On: **North**
 Lot Front: **60.00**
 Road Access Fee:
 Access: **Municipal road, Year Round**
 Lot Depth: **140.00**
 Lot Size/Acres: **Under .5 Acre/**

Garage Spaces/Type: **2.0/Attached**
 Driveway Spaces/Type: **4/Private Double Wide/Asphalt**
 Waterfront: **No**
 WF Exposure:

Public Remarks: **No stone has been left unturned in this well appointed 4 bedroom/4 bathroom custom built executive home. Main floor Great Room boasts 8" wide, 3/4 inch thick maple flooring, gas fireplace with reclaimed brick hearth and harvest mantle, vaulted ceilings and large banks of windows. The custom kitchen is best described as exquisite with designer Serento cabinetry, Quartz countertops, farm skirt sink, polished subway tile backsplash, recessed under cabinet lighting and built in appliances. In addition, the Great Room leads out to the back deck and screened in Muskoka Room for easy entertaining. The Main Floor spacious Master Bedroom has an oversized walk in closet, private access to Muskoka Room and 5 piece ensuite. The second Main Floor Bedroom also has a walk in closet and en suite. Lower level has been completely finished with a large family room wired for surround sound, large office/craft room, two additional bedrooms and another 4 piece bathroom. Truly a must see property.**

Directions: **MUSKOKA ROAD 3 TO WOODSTREAM TO SOP**

Interior Features

Interior Features: **Built-In Appliances, Cathedral Ceiling, Central Vacuum, Main Floor Laundry, Water Heater Owned**
 Basement: **Full/Fully Finished/** Fireplace: **Natural Gas**
 Heat Primary/Sec: **Fireplace-Gas, Forced Air-Gas/None**
 HVAC: **Air Conditioner, Air Exchanger, Central Air** Foundation: **ICF**
 Under Contract \$: UFFI: **No** Furnace Age: **2017**
 Under Contract/Rental Items: **None** Plumbing Age: **2017**
 Accessibility: Wiring Age: **2017**

Exterior Features

Add'l Monthly Fees: Exposure: **South** Pool: **None**
 Lot Shape: **Rectangular** Lot Irregularities: FH Common Fee:
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring**

Topography: **Level** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Porch, Porch-Enclosed**
 Site Influences: **Landscaped, Major Highway, Schools, Shopping Nearby**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Central Vac, Garage Door Opener, Satellite Dish ;Main Floor Living Room - couch, 3 chairs, ottoman, harvest table; Family Room - Suede couch, loveseat; Window coverings**
 Exclusions: **Window coverings on main floor guest bedroom**

Tax Information

Roll#: **444202001410110** Local Improve Fee/Comments /
 Pin#: **480800701** Zoning: **RESIDENTIAL** Taxes/Year: **\$500/2017**

Assessment \$/Year: **\$387,000/2018**

Survey/Year: **No**

Survey Type:

Legal Description: **LOT 9 PLAN 35M723, TOWN OF HUNTSVILLE DISTRICT OF MUSKOKA**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Living Room	M	21'x16'	Hardwood floor
Dining Room	M	9'x14'	Hardwood floor
Kitchen	M	12'10"x10'	Hardwood floor
Master Bedroom	M	12'x14'	Hardwood floor
Bedroom	M	10'x12'	Hardwood floor
Family Room	L	33'x17'	Carpet
Bedroom	L	11'6"x13'6"	Carpet
Bedroom	L	9'6"x11'	Carpet
Office	L	10'x12'	
Foyer	M	6'8"x6'	
Bathroom	L	9'6"x8'	5+ Piece
Laundry Room	M	9'x6'6"	
Ensuite	M	5'x9'	4-Piece
Ensuite	M	8'4"x10'	5+ Piece
Bathroom	M	4'x7'	2-Piece

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220
Client Full Report

Date Printed: 05/29/2018

Prepared By: JENNIFER STILSON, Broker

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