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| Price: \$189,000 Status: Active | MLS® #: 444201001701300 |
| Address: 30 GEORGE ST City: HUNTSVILLE, P1H 1T9 Side of Road: North | |
| Elem Schl: HPS Sec. School: HHS | |
| Lot Size: 66 X 132 Square Footage: 880 Square Footage Details: 880 Ttl Liv Sq Ft.: 880 S.R.A.: N/A | District: HV Sub-Dist: HUNTS Zoning: RES |
| Possession: | |

Public Info. This cute and cozy 2+1 bedroom house has been lovingly cared for which is evident from the minute you enter. This home is ideal for the first time home buyer or empty nester as all your needs are met on the main floor. This in town home has been completely redecorated not to mention the installation of new windows. Property has been lovingly landscaped with perennial beds and has a private, park like well treed back yard. Within walking distance to downtown Huntsville and all amenities. All you have to do is move in!!!

Directions

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| Type: Single Family Style: 1.5 Storey Title to Land: Freehold Property Size: Under 0.5 Acres Land Features: Cleared, Level, Partial Landscaped, Wooded/Treed Access: Year Round Municipal Road WF Features: None Accessory Buildings: Storage Building | Heating: Natural Gas, Forced Air, Energy Efficient Garage Type: None Water: Municipal Sewer: Municipal Services: Electricity, Telephone, Cable, Natural gas, Garb Pick-Up Rental Equipm.: Water Heater Flooring: Carpet, Cushion/Tile/Lino, Laminate | Exterior: Alum/Vinyl Driveway: Double, Gravel Foundation: Concrete, Block, Unfinished, Crawl Int.Features: Laund-Main FI Ext. Features: Patio Roof: Metal |
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Inclusions Custom California Shutters, dishwasher, all window coverings, all light fixtures
Exclusions Fridge, Stove and Playground Equipment

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| Bedrooms: 2+1 Bathrooms: 1 \ Rental Income: POTENTIAL Year Built: 1950 Construction Status: Exists | Sign: Yes UFFI: NO Lockbox: Yes SPIS: Completed Road Type: Municipal Survey: Yes | Garage: Yes Gar.Details: NONE Waterfront: No Body of Water Type: |
|---|--|--|

| Floor | Room | Size | Floor | Room | Size |
|-------|------|------|-------|------|------|
|-------|------|------|-------|------|------|

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| MAIN FLOOR | LIVING ROOM | 12' X 12' | MAIN FLOOR | LAUNDRY | 8' X 6'8 |
| MAIN FLOOR | KITCHEN | 10' X 10'9 | MAIN FLOOR | BATH (# pieces 1-6) | 4 PC |
| MAIN FLOOR | MASTER BEDROOM | 15' X 8'9 | 2ND FLOOR | BEDROOM | 12'2 X 7' |
| MAIN FLOOR | FOYER | 8' X 6'4 | 2ND FLOOR | DEN/OFFICE | 9' X 7' |

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|--------------------------|------------------------------------|
| Full Assessed Value: \$ | Phased Assessment: 0 (2010) |
| Taxes: \$0 (2010) | Improvement Charges: |

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| Condo Fee: | Mobile/Leased Land F: |
|------------|-----------------------|

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M221**

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|--|--|---|
|  | Compliments of: JENNIFER STILSON, Sales Person: 705-645-5281 |  |
| | E-mail: jenny@jennyinmuskoka.com | |
| | Company Name: RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M221, INDEPENDENTLY OWNED AND OPERATED: 705-645-5281 | |

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.