



Make New Memories on Lake Vernon

211 HUNTERS BAY DRIVE, HUNTSVILLE, ON

3 BEDROOM 2 BATHROOM

Sotheby's | Canada
INTERNATIONAL REALTY

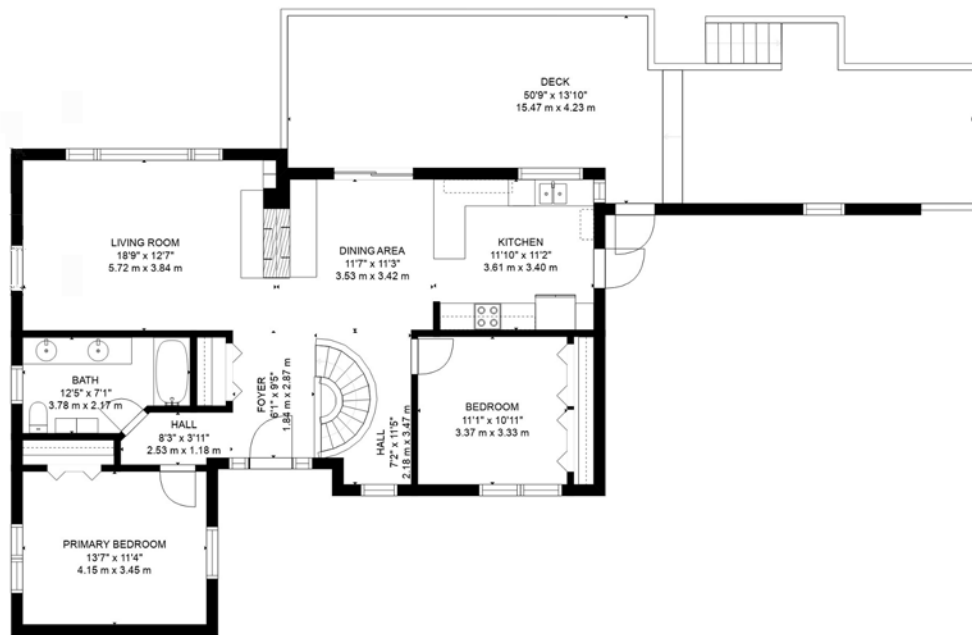




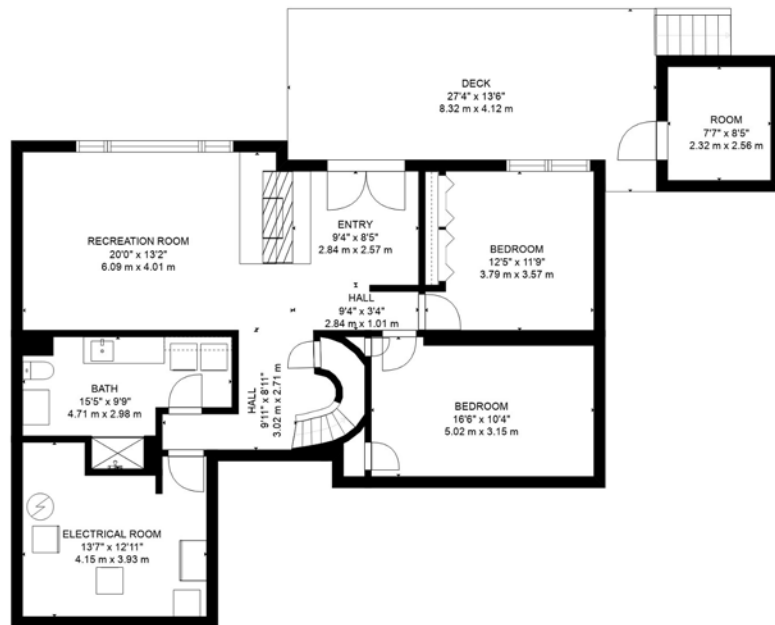








FLOOR 2



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

211 HUNTERS BAY Drive, Huntsville, Ontario P1H 1N2

Client Full
Active / Residential

211 HUNTERS BAY Dr Huntsville

MLS#: 40324686
Price: \$2,295,000



Muskoka/Huntsville/Chaffey Bungalow Raised/House

Water Body: Lake Vernon
Type of Water: Lake

	Beds	Baths	Kitch
Lower	1	1	
Main	2	1	1

Beds (AG+BG): 3 (2 + 1)
Baths (F+H): 2 (2 + 0)
SF Fin Total: 2,338
AG Fin SF Range: 1001 to 1500
AG Fin SF: 1,185/Other
BG Fin SF: 1,152/Other
DOM/CDOM: 4/123
Common Interest: Freehold/None
Tax Amt/Yr: \$6,393.21/2022

Remarks/Directions

Public Rmks: This home is the ultimate hybrid. Part lakeside retreat with mature trees and professional gardens and part family home on a desired street in beautiful downtown Huntsville. 211 Hunters Bay Drive is 100% redone, turnkey, and completely maintenance free. If you want it all, this extended ranch 211 Hunters Bay Drive delivers in all the ways that matter. This updated maintenance free home allows you to enjoy the freedom of lakeside living. The 3 bedrooms, 1 extra room, and 2-bathroom home exudes comfort. The downstairs bath features heated floors, and a steam shower for returning from those early morning swims (just toss that wetsuit in the all-new washer dryer.) This home was purchased for its desirable in town location (with municipal water, gas, and sewer) and has been totally renovated to exacting standards. It is being sold turnkey and includes all furnishings and window treatments. There is absolutely nothing that needs to be done here: simply move in and enjoy. The stunning kitchen looks out onto Hunters Bay on Lake Vernon with views of Avery Beach and the welcoming Hunters Bay Walking Trail. This thoughtfully restored space with all new appliances, double stove, shiplapped ceilings, and Corian countertops looks onto a stunning living area with a look-through fireplace and speaks to the attention to detail and solace which are the central themes here. The upper deck is completely new and creates a lower-level oasis complete with a hot tub and clever outdoor lighting. The furnace and roof are new and contribute to the hassle-free lifestyle. There's ample parking for entertaining and owners are just minutes away from schools, healthcare, and places of worship. The look and feel of 211 Hunters Bay Drive fits in with its community but the property has undergone such extensive upgrades that you are essentially moving into an all-new space. This is what everyone wants, This is the best of both worlds. This is 211 Hunters Bay Drive.

Directions: From Highway 11 North, Merge onto Muskoka road 2/Huntsville/Ravenscliffe, Turn right onto West rd, Turn right onto Silverwood Drive, Turn right onto Hunters Bay, Property on the right hand side with for sale sign on site.

Common Elements

Locker:

Balcony:

Waterfront

Features: Other
Dock Features: Boat Lift, Boat Slip
Dock Type: Private Docking
Shoreline: Clean, Gravel, Sandy, Shallow
Shore Rd Allow: None
Channel Name:

Waterfront:
Boat House:
Frontage: 100.00
Exposure: East, South
Island Y/N: No

Exterior

Exterior Feat: Deck(s), Fishing, Hot Tub, Landscaped, Patio(s), Privacy, Recreational Area, Storage Buildings, Year Round Living
Construct. Material: Brick, Vinyl Siding
Shingles Replaced: Foundation: Block
Year/Desc/Source: // Roof: Metal
Property Access: Municipal Road, Paved Road
Other Structures: Shed, Storage
Garage & Parking: Attached Garage/Private Drive Double Wide//Asphalt Driveway, Inside Entry
Parking Spaces: 6
Water Source: Municipal-Metered
Lot Size Area/Units: 0.547/Acres
Lot Front (Ft): 100.00
Location: Rural
Area Influences: Arts Centre, Beach, Campground, Dog Park, Downtown, Golf, Greenbelt/Conservation, Highway Access, Hospital, Lake Access, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre
Waterfront: Boat House:
Frontage: 100.00
Exposure: East, South
Island Y/N: No
Prop Attached: Detached
Apx Age: 51-99 Years
Rd Acc Fee: Fully Winterized
Winterized: Fully Winterized
Garage Spaces: 2.0
Sewer: Sewer (Municipal)
Acres Rent: Rectangular
Lot Shape: Rectangular
Land Use Fee:

View: Lake, Trees/Woods, Water
Topography: Level, Partially Cleared, Sloping, Wooded/Treed
Restrictions: Trillium Lakelands District School Board
School District:

Interior

ENCHANTING HUNTERS BAY HOME

211 Hunters Bay Drive, Huntsville, ON

3 Bedroom 2 Bathroom 2338 sq.ft.

Property ID: 40324686 | sothebysrealty.ca

\$2,295,000

211 Hunters Bay Drive is 100% newly updated and turnkey. The 3 bedrooms, 1 extra room, and 2 bathroom home exudes comfort. The downstairs bath features a heated floor and a steam shower. This remarkable location with municipal water, gas, and sewer is being sold turnkey and includes all furnishings and window treatments. The airy kitchen looks over Lake Vernon and features all new appliances, shiplapped ceilings, and Corian countertops. The upper deck is completely new and creates a lower level oasis complete with hot tub and clever outdoor lighting. The 100ft of lakefront offers great swimming and the dock is combined with a relaxing deck area while a dockside canopy protects your boat.

Features & Amenities:

- 3 Bedrooms + 1 Bonus Room and 2 Bathrooms
- Heated Floors in both Bathrooms
- Open Concept Living Throughout the Whole Home
- Large Windows that Feed the Home with Ample Natural Light
- Newly Upgraded Upper Deck & Lower Level Walk-out Private Patio with Hot-Tub
- 100 ft Of Waterfrontage on a 4-Chain Lake System (Mary Lake, Fairy Lake, Lake Vernon, Peninsula Lake)
- Desirable & Friendly Neighbourhood
- Newly Renovated Waterfront Conveniently Located In Town Home



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