

# 176 BRUNEL Road, Huntsville, Ontario P1H 1R6

Listing

Member Full  
**Active / Residential**

**Listing ID: 40567858**  
 List Price: **\$1,249,000.00**  
 New Listing



## Muskoka/Huntsville/Brunel Bungalow/House/Detached

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 AG Fin SqFt Range: **1501 to 2000**  
 AG Fin SqFt: **1,626/Plans**

Ownership Type: **Freehold/None**  
 Tax Amt/Yr: **\$4,256.60/2023**  
 Lot Size: **0.99/Acres**

**ARN/PIN:** 444206001600901 / 480990503  
**Legal:** PT LT 15 CON 14 BRUNEL PT 2, 35R12356; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

### Remarks/Directions

**Public:** Welcome to your dream home on the outskirts of Downtown Huntsville; this custom built bungalow offers the perfect blend of luxury and convenience. Tucked away on a level and useable one acre lot and flanked by gorgeous rock outcroppings, the perfectly manicured landscaping will impress you on first sight. Designed to suit the Muskoka aesthetic, they did not miss a beat when considering curb appeal with beautiful lawns and decor lighting throughout the property. A convenient fully-fenced yard to the rear with large deck allows the outside to be brought into the living spaces creating connectivity. Enjoy the ease of urban one-floor living with nine foot ceilings, three beds and two baths, open concept living and dining and a functional and stylish mudroom/laundry accessed from the attached heated double garage. This lovely home was built with solid ICF foundation, boasts custom millwork throughout and offers an impressive amount of storage in the crawlspace area and is serviced by a well, septic and natural gas connection. Perhaps the most impressive part of this offering is the spectacular 42x46 heated and insulated detached garage/shop which provides you with four bays, epoxy floors, a two piece bath and storage for all the vehicles and toys one could imagine. A full Generac built-in generator system completes the package ensuring you are entitled to worry-free enjoyment. The meticulous and impressive nature of this offering will impress even the most discerning buyer and will surely not disappoint.

**REALTOR®:** Approx. Utilities - hydro \$2179.25/year (average of \$181.60/month), Enbridge Gas \$1276.06/year (average of \$106.34/month)

Directions to Property: **Main Street to Brunel Road to SOP**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage		1		Yes

### Exterior

Exterior Feat: **Deck(s), Landscaped, Recreational Area, Year Round Living**

Construct. Material: **Stone, Wood**

Shingles Replaced: **Foundation: ICF**

Year/Desc/Source: **//**

Property Access: **Municipal Road**

Garage & Parking: **Attached Garage, Detached Garage//Outside/Surface/Open, RV / Truck Parking//Circular Driveway, Gravel Driveway**

Parking Spaces: **15** Driveway Spaces: **8.0** Garage Spaces: **7.0**

Services: **Cell Service, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup**

Water Source: **Drilled Well** Water Tmnt: **Retire Com:**

Lot Size Area/Units: **0.988/Acres** Acres Range: **0.50-1.99** Fronting On: **East**

Lot Front (Ft): **209.00** Lot Depth (Ft): **Rectangular**

Location: **Rural** Lot Irregularities: **Land Lse Fee:**

Area Influences: **Downtown, Rec./Community Centre, School Bus Route, Shopping Nearby**

View: **Trees/Woods**

Topography: **Level, Wooded/Treed**

Restrictions: **Exposure: West**


INTERIOR

Interior Feat: **On Demand Water Heater**  
Basement: **Crawl Space** Basement Fin: **Unfinished**  
Cooling: **Central Air**  
Heating: **Forced Air**  
Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**  
Exclusions: **hoist in detached garage and hot tub.**





Property Information

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **PT LT 15 CON 14 BRUNEL PT 2, 35R12356; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
Zoning: **RR** Survey: **Available, Boundary Only/**  
Assess Val/Year: **\$442,000/2023** Hold Over Days:  
PIN: **480990503** Occupant Type: **Owner**  
ROLL: **444206001600901**  
Possession/Date: **30 - 59 Days/** Deposit: **5%**

Marketing

Showing Requirements: **Showing System**  
Showings:   
Showing Remarks: **Book through BrokerBay.**  
Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**  
Sign on Prop: **Yes**  
Possession: **30 - 59 Days**

Brokerage Information

List Date: **04/26/2024** Expiration Date: **07/26/2024** Int Bearing Bkg Trust Account: **No**  
Financing: SPIS: Contact After Expired: **No**  
Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**  
Assignment Of Listing: HST Applicable to Sale: **No**  
Representation Type: **Designated Representative**  
Offer Remarks: **48 hour irrevocable on all offers. Please include Schedule B with any offer.**  
Original List Price: **\$1,249,000.00**  
List Brokerage: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)  Brkge #: **705-789-4957**  
List Salesperson: [Jessica Brown, Salesperson](#)  Direct #: **705-571-0882**  
Email: [jessicabrown@vianet.ca](mailto:jessicabrown@vianet.ca) L/SP Cell: **705-571-0882**  
List Brokerage 2: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)  Phone: **705-789-4957**  
List Salesperson 2: [Victoria Darling-Wadel, Salesperson](#)  Phone: **705-571-2852**  
Email: [vdarling@vianet.ca](mailto:vdarling@vianet.ca) L/SP2 Cell: **705-571-2852**

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**Confidential for REALTORS® Only**  
Source Board: The Lakelands Association of REALTORS®  
Prepared By: Jessica Brown, Salesperson

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Photos

Listing ID: 40567858



4 bay detached garage

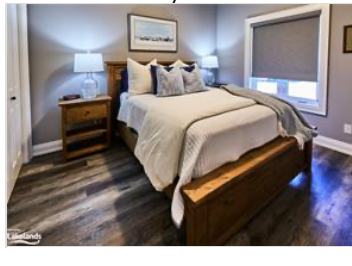




Primary bedroom

Primary bedroom

Primary ensuite



Primary ensuite

Primary walk-in closet

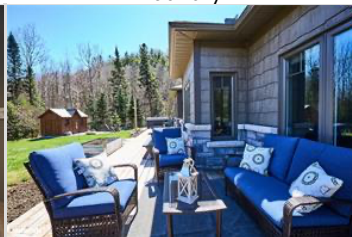
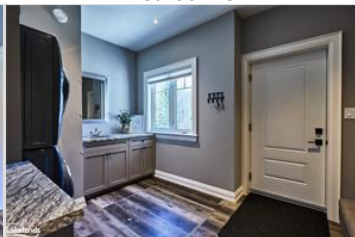
Bedroom 2



Main 4pc bathroom

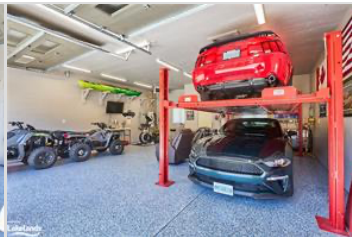
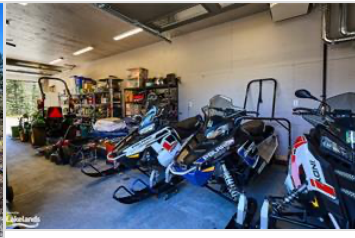
Bedroom 3

Laundry



Mudroom from attached garage

Mudroom from attached garage





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