

# 21 GLENWOOD Drive, Huntsville, Ontario P1H 1B6

Listing

Member Full  
**Active / Residential**

**Listing ID: 40561383**  
 List Price: **\$949,000.00**  
 New Listing



## Muskoka/Huntsville/Chaffey Bungalow/House/Detached

	Bed	Bath	Kitch
Lower		1	
Main		1	1
Second	3	2	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **4 (3 + 1)**  
 SqFt Fin Total: **2,918**  
 AG Fin SqFt Range: **2001 to 3000**  
 AG Fin SqFt: **2,064/Plans**  
 BG Fin SqFt: **854/Plans**  
 Ownership Type: **Freehold/None**  
 Tax Amt/Yr: **\$5,193.65/2023**  
 Lot Size: **0.30/Acres**

**ARN/PIN:** 444202001007040 / 480840048  
**Legal:** PCL 40-1 SEC 35M612; LT 40 PL 35M612 CHAFFEY; PT LT 88 PL 35M612 CHAFFEY PT 1 35R17002; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

### Remarks/Directions

Public: **Welcome to your dream home nestled in a serene family subdivision, one of the most sought-after in Huntsville. This gorgeous property boasts a spacious two-storey layout with three bedrooms and four bathrooms with finished basement. Situated on a corner lot, this home offers privacy and ample outdoor space, complete with mature trees providing shade and tranquility. As you step inside, you'll be greeted by the warmth of natural light filling every corner. Stunning white oak floors grace all the main living spaces with two living rooms, one featuring a cozy gas fireplace and spacious dining room with walkout to the screened in Muskoka room. The renovated kitchen is a chef's delight, equipped with modern appliances, sleek countertops, and ample storage space. Retreat to the spacious master suite, complete with ensuite bathroom and a walk-in closet. Two additional bedrooms on this floor and a further full bath with generous hallway nook and beautiful windows complete the second level. Downstairs, the finished basement provides different possibilities, whether you envision a home gym, a media room, or a play area for the kids. Step outside to enjoy a level and useable lot perfect for all the lawn games, even featuring a putting green where you can practice your golf skills or simply unwind with great privacy for an in-town property. With an attached garage leading into a separate laundry.mudroom combo and the ease of municipal services and natural gas heating, this is a worry-free property, Whether you're enjoying a quiet evening on the patio or hosting a barbecue with friends, this home is sure to impress at every turn. Moments away from vibrant downtown Huntsville and in a great school district, this is the ideal family home you don't want to miss.**

REALTOR®: **Approx Utility Costs: Hydro - \$140/mth, Gas - \$150/mth, Water - \$115/mth, Reliance Water Heater Rental - \$135/3mths**

Directions to Property: **Highway 60 to Fairyview Drive to Glenwood Drive to SOP**

### Exterior

Exterior Feat:	<b>Deck(s), Landscaped, Patio(s), Porch, Recreational Area, Year Round Living</b>		
Construct. Material:	<b>Vinyl Siding</b>		Roof: <b>Shingles</b>
Shingles Replaced:		Foundation: <b>Concrete Block</b>	Prop Attached: <b>Detached</b>
Year/Desc/Source:	<b>1990//Other</b>		Apx Age: <b>31-50 Years</b>
Property Access:	<b>Municipal Road</b>		Rd Acc Fee:
Other Structures:	<b>Shed</b>		Winterized:
Garage & Parking:	<b>Attached Garage//Outside/Surface/Open//Circular Driveway,</b>	<b>Gravel Driveway</b>	
Parking Spaces:	<b>6</b>	Driveway Spaces: <b>4.0</b>	Garage Spaces: <b>2.0</b>
Services:	<b>Cell Service, Garbage/Sanitary Collection, Recycling Pickup, Street Lights</b>		
Water Source:	<b>Municipal</b>	Water Tmnt:	<b>Sewer (Municipal)</b>
Lot Size Area/Units:	<b>0.298/Acres</b>	Acres Range: <b>&lt; 0.5</b>	Acres Rent:
Lot Front (Ft):	<b>95.10</b>	Lot Depth (Ft):	<b>Irregular</b>
Location:	<b>Rural</b>	Lot Irregularities:	Land Lse Fee:
Area Influences:	<b>Downtown, Highway Access, Playground Nearby, School Bus Route, Schools, Shopping Nearby, Trails</b>		
View:	<b>Trees/Woods, Water</b>		
Topography:	<b>Wooded/Treed</b>	Retire Com:	<b>West</b>
		Fronting On:	


interior

Interior Feat: **Central Vacuum, Skylight**  
 Basement: **Full Basement**      Basement Fin: **Fully Finished**  
 Laundry Feat: **Laundry Room, Main Level**  
 Cooling: **None**  
 Heating: **Forced Air**  
 Fireplace: **1/Family Room, Natural Gas**  
 Under Contract: **Hot Water Heater**      FP Stove Op:  
 Inclusions: **Central Vac, Dishwasher, Dryer, Range Hood, Refrigerator, Stove, Washer**      Contract Cost/Mo:  
 Exclusions: **Generator, garage cabinets**





Property Information

Common Elem Fee: **No**      Local Improvements Fee:  
 Legal Desc: **PCL 40-1 SEC 35M612; LT 40 PL 35M612 CHAFFEY; PT LT 88 PL 35M612 CHAFFEY PT 1 35R17002; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
 Zoning: **UR - Low**      Survey: **Available, Boundary Only/ 1990**  
 Assess Val/Year: **\$415,000/2023**      Hold Over Days:  
 PIN: **480840048**      Occupant Type: **Owner**  
 ROLL: **444202001007040**  
 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: **05/13/2024**      Expiration Date:  
 Financing:      SPIS:  
 Buyer Agency Compensation Remarks: **2.5% + HST**      Int Bearing Bkg Trust Account: **No**  
 Assignment Of Listing:      Contact After Expired: **No**  
 Representation Type: **Designated Representative**      Special Agreement: **No**  
 Offer Remarks: **72 hour irrevocable on all offers. Please include Schedule B with all offers.**      HST Applicable to Sale: **No**  
 Original List Price: **\$949,000.00**  
 List Brokerage: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)       Brkge #: **705-789-4957**  
 List Salesperson: [Victoria Darling-Wadel, Salesperson](#)       Direct #: **705-571-2852**  
 Email: [vdarling@vianet.ca](mailto:vdarling@vianet.ca)      L/SP Cell: **705-571-2852**  
 List Brokerage 2: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)       Phone: **705-789-4957**  
 List Salesperson 2: [Jessica Brown, Salesperson](#)       Phone: **705-571-0882**  
 Email: [jessicabrown@vianet.ca](mailto:jessicabrown@vianet.ca)      L/SP2 Cell: **705-571-0882**

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**Confidential for REALTORS® Only**  
 Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Alison Boyd, Personal Assistant  
 Date Prepared: 05/14/2024

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Photos

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