

Property Member Full (NEW)

2 SILVER Street, Huntsville, Ontario P1H 1M1

Muskoka / Huntsville / Huntsville
Residential / Freehold/None
Bungalow Raised / House / Detached



Active
MLS@: 40330542
List Price: \$399,000.00
DOM/CDOM: [1 / 1](#)



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				816
2	1	1		
2	1	1	0	816
Garage	Driveway	Total	AG Range:	501 to 1000
	2.0	2	AG Source:	LBO provided

Recent: **10/04/2022 : New Listing**
Seller: RN PROPERTIES INC.
ARN/PIN: 444202000808000 / 480900115
Legal: PT LT 13 CON 2 CHAFFEY PT 7 & 8 RD1977; T/W DM259118; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Directions to Property: West Road To Silver Street To Sop Cross Street:

Lot Front:	69.95 ft	Water Body:	--	Const Mats:	Wood
Lot Depth:	131.45 ft	Water Type:	--	Approx Age:	Unknown
Lot Shape:	Rectangular	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Concrete Block
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	Full Basement
Acres Range:	< 0.5	Water Src:	Municipal-Metered	Basement Fin:	Unfinished
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Asphalt Shingle/
Fronting On:	--	Well Testing:	--	Garage:	--
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	R2	Pool:	--	Survey:	Boundary Only/
UFFI:	--				

Showing Remarks: Book through ShowingTime.

Additional Property Information.

Driveway Parking: Private Drive Single Wide
Interior Features: Water Heater Owned
Area Influences: Business Centre, Downtown, Schools
Services: At Lot Line-Municipal Water, Cable TV Available, Cell Service, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup
Restrictions: Right-of-Way
Recreational Use: True
Licensed Dwelling: --
Watermeter: --

Inclusions / Exclusions / Additional.

Inclusions: Dryer, Refrigerator, Stove, Washer
Exclusions: --
Heating: Forced Air, Gas
Furnace Age: 2019
Cooling: None
Plumbing Age:

Listing Information.

List Date:	10/04/2022	Financing:		Original List Price:	\$399,000
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$2,122.96/2022
Deposit:	5%	HST App to Sale:		Assessment:	177,000/2022
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Immediate	SPIS:		Special Agreement:	No
Holdover Days:		IBTA:	No	Sign on Property:	Yes
Occupant Type:	Vacant			Environ. Audit:	

Buyer Agency Compensation: 2.5% + HST
Offer Remarks: 48 hour irrevocable on all offers

Showing Information.

Showing Req: Showing System
Showing:
Lockbox Type: SentiLock
Lockbox Location: Front Door
Lockbox Pin:

Listing Agent & Brokerage Information.

List Brokerage:	COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE	T: 705-789-4957	F:
List Salesperson:	Victoria Darling-Wadel, Salesperson	E: vdarling@vianet.ca	T: 705-571-2852
List Brokerage 2:	COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE	T: 705-789-4957	F:
List Salesperson 2:	Jessica Brown, Salesperson	E: jessicabrown@vianet.ca	T: 705-571-0882
			C: 705-571-0882

Public Remarks: Excellent starter home or investment property located in downtown Huntsville on an oversized treed lot. Cute and freshly painted with two bedrooms, one full bath and an unfinished basement. Newer windows and high efficiency gas furnace with convenient

municipal services make this a low maintenance package. There is lots of potential here to finish the basement and put your own stamp on this house to make it a home. Walking distance to schools, the trans Canada trail and all the amenities downtown Huntsville has to offer. Zoned for multi-residential, there could be an opportunity to expand with some due diligence through the Town of Huntsville.

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Darby Hiles, Broker

Date Prepared: 10/05/2022

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