



Susan Brown
Phone: (705) 788-4176
Mobile:
Fax:
Email: susanbrown@vianet.ca

Chestnut Park Real Estate Limited, Brokerage
32 Florence Street East
Huntsville, ON
M4T 1X3

12 Deerfoot Trail, Huntsville, Ontario, P1H 0A6, Canada

MLS®# 40390914



Property Value	\$1,295,000
Type	House
Style	Bungalow
Basement	Full (Partially finished)
Parking	Attached Garage
Year Built	2004
Living Area	3,327 sq.ft.
Lot Frontage	223 ft
Lot Size Area	2.31 acres
Bedrooms	3
Bathrooms	3 full
Maintenance Fee	\$3,872.00 (2022)

Description

This 3000+ sq.ft. lovingly cared-for 3-bedroom, 3 bathroom freshly decorated home with an attached 2-car garage sits on a 2.3-acre lot in the highly sought after Woodland Heights development of Estate residences. Walking distance from a 160-acre Nature Sanctuary, Peninsula and Fairy Lakes, and minutes away from Huntsville. The forested lot gradually slopes down from Deerfoot Trail to Canal Road and can be easily accessed by foot from stone steps. With privacy assured by a line of mature evergreen trees along the Deerfoot Trail frontage, the covered veranda oversees award-winning perennial gardens and a small garden pond with a bubble rock. Panoramic forested views are visible from the Main Deck, Gazebo, and Sunroom. Large windows on both main and lower-level floors. All-season visits by large numbers of birds and wildlife along well-used paths near the gently flowing creek can be easily witnessed from the two largest bedrooms. The Sunroom is fully winterized, has a cathedral ceiling with 8 skylights and a full wall-sized window to provide a panoramic view of the forest and spectacular sunsets. The large main floor Primary Bedroom is light-filled, overlooks the forest, and includes a Bay Window, a walk-in closet and a 5-piece spa-like ensuite bath with double vanities, a MAAX tub with water jets and heated tile floor. There is a second bedroom on the main floor that has also been used as an office/den. The lower level third bedroom is also very large and has a 3-piece ensuite and large windows overlooking the forest and an in-ground garden pond. There is lots of storage space on the lower level. There are three beautiful propane fireplaces in this natural light-filled home including one in the Sunroom, one in the Great Room and a gorgeous floor-to-ceiling fireplace in the lower-level family room. The lower level also boasts a light-filled art studio space. Lots of decking, upper and lower, a screened gazebo, storage shed and superb privacy. A very special offering. (id:2469)





