



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

165 Sam English Road, Huntsville, ON, P1H 2J3, Canada

MLS®# 204687



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Property Value	\$849,900
Type	House
Style	1 Storey, 2 Level (split), Bungalow Raised
Parking	Double Garage
Year Built	1997
Taxes	\$4,863/ 2018
Living Area	3,000 sq.ft.
Lot Frontage	160 ft
Lot Depth	165 ft
Bedrooms	4
Bathrooms	2 full

Description

Beautiful private setting on the Muskoka River just 10 minutes to Downtown Huntsville by car & a leisurely ten minute boat ride to Mary Lake. Looks across the river to a peaceful farmland setting with no neighbours in sight. 40 miles of boating from here on Huntsville's Chain of Four Lakes (Vernon, Fairy, Pen and Mary Lakes).

The house/cottage itself is immaculate and has been recently renovated including the addition of a high-efficiency wood burning granite fireplace in the Great room, & in-floor heating in main floor spa-like bathroom. Great room has soaring ceilings giving a spacious feeling & looks out over the river. Granite countertops & backsplash in kitchen & upper bath. Kitchen island has a separate sink.

Other improvements: in-ground sprinkler system, electricity at dock, firewood storage shed + two other storage sheds, and a new mudroom with closet. Huge media room has a propane fireplace and walkout. The privacy here is perfect. Easy year round access and fully winterized.



