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

23 Rocky Drive, Residential/Single Family, Huntsville, ON, P0B 1M0, Canada

MLS®# 131902



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Property Value	\$1,195,000
Type	Cottage
Style	Detached Style 4 Level
Basement	Partial/Partially Finished
Parking	5+ cars
Year Built	1956
Taxes	7,957 (2017)
Living Area	2 sq.ft.
Lot Frontage	330 ft
Lot Size Area	0.94 acres
Bedrooms	5 (4/1)
Bathrooms	3 full

Description

Mary Lake is part of the "Chain of 4" lakes in Huntsville, offering 40 miles of boating. It's a clean, clear and deep lake and not too built up.

This gorgeous property has 330 ft frontage, just under an acre of land, is level at the parking area and gently sloping to the waterfront. Wonderful long view across the lake to granite cliffs, southeast exposure, lots of sun. Superb privacy. Shoreline is rocky at the docks but there is also a shallow, sandy area at the north end of the property.

Cottage itself is fully winterized, easy year round access, heat is propane fired radiant, original foundation in 1956 but cottage was renovated and updated in 2006. Five bedrooms (although septic is approved for only 4 bedrooms), 3 full baths, about 2500 sq. ft. total, on 4 levels with easy stairs to each level. There is a bedroom & full bath on main floor for one floor living if needed. Walkout to deck overlooking the lake. 2 bunkies for overflow guests. This property is a rare gem!





