



**JANINE M. SCOTT**  
 Real Estate Broker  
 RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219  
 janine@janinescott.com  
 Cell: 7057884930



## Cross Property Client Full

**40 HARP LAKE ROAD**

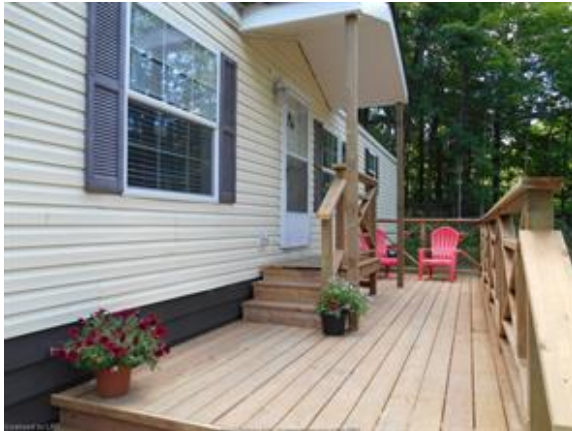
**Dwight, ON P1H 2J3**

**District of Muskoka/Huntsville/Other**

**Residential/Single Family/For Sale**

**Active**

**Price: \$243,900.00**



**Close to Amenities & Recreation**

MLS@#: **LA480730751A**  
 List Date: **18-Jul-2017**  
 Bedrooms (AG/BG): **2 (2/0)**  
 Bathrooms (F/H): **2 (2/0)**  
 Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,011**  
 Sq Ft Finished: **1,011**  
 Sq Ft Source:  
 Sq Ft. Unfinished  
 New Construction:  
 Title/Ownership: **Freehold**  
 Recreational:  
 Fronting On: **North**  
 Year Built/Desc: **2010/**  
 Lot Front: **896.42**  
 Lot Depth: **539.42**  
 Lot Size/Acres: **/5.35**  
 Road Access Fee:  
 Cross Streets: **Hwy 60**  
 # Rooms: **8**  
 Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **//Gravel**  
 Waterfront: **No**  
 WF Exposure: **South**  
 Shore Rd Allowance:  
 WF Frontage Ft: **0**

Public Remarks: **Welcome to this bright and clean, one floor home in a sought after neighbourhood. Lovely eat-in kitchen with all appliances included and cozy living room. Cuddle up in front of the woodstove. Well maintained with propane furnace and wood stove to supplement heating costs. New broadloom in both spacious bedrooms, The master bedroom features ensuite bath and walk-in closet. Convenient main floor laundry with washer and dryer included. The roof is re-shingled and a new deck to sit and relax in wooded privacy. 5+ acres ensures ample privacy and lots of room to add a garage/workshop or an addition. Located minutes to Huntsville or Dwight and all amenities and shopping. A great location for recreation opportunities and handy to Harp Lake and Peninsula Lake boat launches and swimming. This cute home is perfect for retirees or a small family or use as a weekend retreat! Predominantly maple bush = maple syrup!**

Directions: **Highway 60 to Harp Lake Rd to #40 - SOP**

### Interior Features

Interior Features: **Built-In Appliances, Main Floor Laundry**  
 Floorings: **Carpet , Linoleum/Vinyl**  
 Basement: **Crawl Space//** Fireplace:  
 Heat Primary/Sec: **Propane, Wood, Woodstove/** Foundation: **Slab**  
 HVAC:  
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

### Exterior Features

Lot Shape: Lot Irregularities: **5.35AC, 896.42'X539.42'X877'** FH Common Fee:  
 Exterior Finish: **Aluminum Siding, Vinyl Siding, Wood**  
 Services: **Cell Service, Electricity, Internet High-Speed**  
 Topography: **Wooded/Treed** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Replaced:  
 Water/Supply Type: **/Dug Well** Sewage: **Septic**  
 Exterior Features: **Deck(s), Privacy**  
 Schools: **IRWIN MEMORIAL**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings Appliances**

Exclusions: **None**

### Tax Information

Roll#: **442702000310205A** Local Improve Fee/Comments /  
 Pin#: **480730751A** Zoning: **RES** Taxes/Year: **\$1,244/2017**  
 Assessment \$/Year: Survey/Year: **Yes** Survey Type:  
 Legal Description: **PT LOT 25, CON 3, PT 1 ON 35R22766, SINCLAIR, LAKE OF BAYS, MUSKOKA**

### Rooms

Room	Level	Dimensions	Features
<b>Eat-in Kitchen</b>	M	<b>14'3"x14'0"</b>	
<b>Living Room</b>	M	<b>14'6"x14'3"</b>	

Laundry Room	M	7'10"x5'2"	
Master Bedroom	M	14'3"x12'6"	
Ensuite	M	9'5"x5'10"	4-Piece
Other	M	4'5"	
Bedroom	M	11'11"x9'2"	
Bathroom	M	8'9"x5'10"	3-Piece

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTS

Client Full Report

Date Printed: 08/24/2018

Prepared By: JANINE M. SCOTT, Broker

[www.janinescott.com](http://www.janinescott.com)

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219

All data is subject to Errors, Omissions or Revisions and is not warranted. 08/24/2018 09:14:07 AM