



Exposure: **Multi**

Price:	<b>\$309,900</b>	MLS® #: <b>521660457</b>
Status:	<b>Active</b>	
Address:	<b>208 LONG LAKE RD</b>	
City:	<b>NOVAR, POA 1R0</b>	
Side of Road:	<b>West</b>	
Elem Schl:	<b>EVERGREEN HEIGHTS</b>	
Sec. School:		
Lot Dimension/Acreage:	<b>660X660 - 10 ACRES</b>	Major Area: <b>MH</b>
Zoning Source:	<b>GeoWarehouse</b>	District: <b>AH</b>
SQ.FT. above:	<b>1,402</b>	Sub-Dist: <b>PERRY</b>
Total SqFt Finished:	<b>2,400</b>	Zoning: <b>301</b>
Shore Road Allowance (SRA):		
Road Access:	<b>Yes</b>	
Possession:	<b>NEGOTIABLE BUT PREFER JUNE 30TH CLOSING</b>	

**Public Info.** Private, 10 acre wooded setting 15 minutes from Huntsville and just minutes from boat launch, public access swimming, snowmobile & ATV trails. This home is sunny and bright with plenty of upgraded features; fireplace, central air, new furnace and wrap around deck. Great yard for kids! This location is hard to beat with many amenities in the area! Owner currently has 50 maple trees tapped and produces excellent maple syrup. Hurry and take a look at this country home. Contact the listing agent for more details.

**Directions** Hwy 11 north to Novar exit, Follow Novar Rd to Bondary Rd to #208 Long Lake Rd

Type:	<b>Single Family</b>	Heating/Mechanical:	<b>Central Air, Energy Efficient, Forced Air, Propane, Wood</b>	Exterior:	<b>Wood, Other</b>
Style:	<b>Bungalow - Raised</b>	Garage Type:	<b>None</b>	Driveway:	<b>Gravel</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Dug</b>	Foundation:	<b>Block, Concrete</b>
Property Size:	<b>10.0 - 49.99 Acres</b>	Sewer:	<b>Septic</b>	Basement:	<b>Full, Fully Finished</b>
Land Features:	<b>Hardwood Bush, Wooded/Treed</b>	Utilities/Services:	<b>Cell Service, Electricity, Internet-high speed, Telephone</b>	Interior Features:	<b>Fireplace(s)</b>
Access:	<b>Year Round Municipal Road</b>	Rental Equipm.:	<b>Furnace, Propane Tank</b>	Ext. Features:	<b>Deck, Privacy</b>
Accessory Buildings:	<b>Storage Building</b>	Lease-To-Own Equip:	<b>Furnace</b>	Roof:	<b>Metal</b>
				Flooring:	<b>Ceramic Tile, Cushion/Vinyl/Lino, Wood</b>

Easements/Restrictions:

**Inclusions** None  
**Exclusions** sugar shack equipment, personal items

Bedrooms:	<b>3</b>	Sign:	<b>Yes</b>	Garage:	<b>No</b>
Bathrooms:	<b>2 \</b>	SPIS:	<b>No</b>	Waterfront:	<b>No</b>
Rental Income:	<b>POTENTIAL</b>	Survey:	<b>No</b>		
Yr.Built:	<b>1990</b>				
Construction Status:	<b>Exists</b>				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIV/DIN COMBINATION	28.5 X 18	MAIN FLOOR	BATH (# pieces 1-6)	4 PCE
MAIN FLOOR	KITCHEN	18 X 9	LOWER LEVEL	BATH (# pieces 1-6)	3 PCE
MAIN FLOOR	BEDROOM	15 X 9.8	LOWER LEVEL	FAMILY ROOM	23 X 17
MAIN FLOOR	MASTER BEDROOM	13 X 12	LOWER LEVEL	DEN/OFFICE	12.6 X 11.5
MAIN FLOOR	BEDROOM	11 X 10.8	LOWER LEVEL	LAUNDRY	10 X 7

Full Assessed Value: **\$217000**      Phased Assessment: **217000 (2017)**  
 Taxes: **\$1873 (2017)**      Improvement / Capital Chgs:

Listing Office: **Re/Max North Country Realty Inc., Brokerage,** :  
**Huntsville - M219**



Compliments of: **JANINE M. SCOTT, Broker: 705-788-4930**

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Website: <http://www.janinescott.com>

**RE/MAX NORTH COUNTRY REALTY INC.,  
BROKERAGE, HUNTSVILLE - M219, INDEPENDENTLY  
OWNED AND OPERATED: 705-788-1444**



Website: <http://www.remax-muskoka.com>

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.



Exterior



Kitchen



Great Room



Great Room



Family Room



Bath



Exterior from Driveway



Driveway



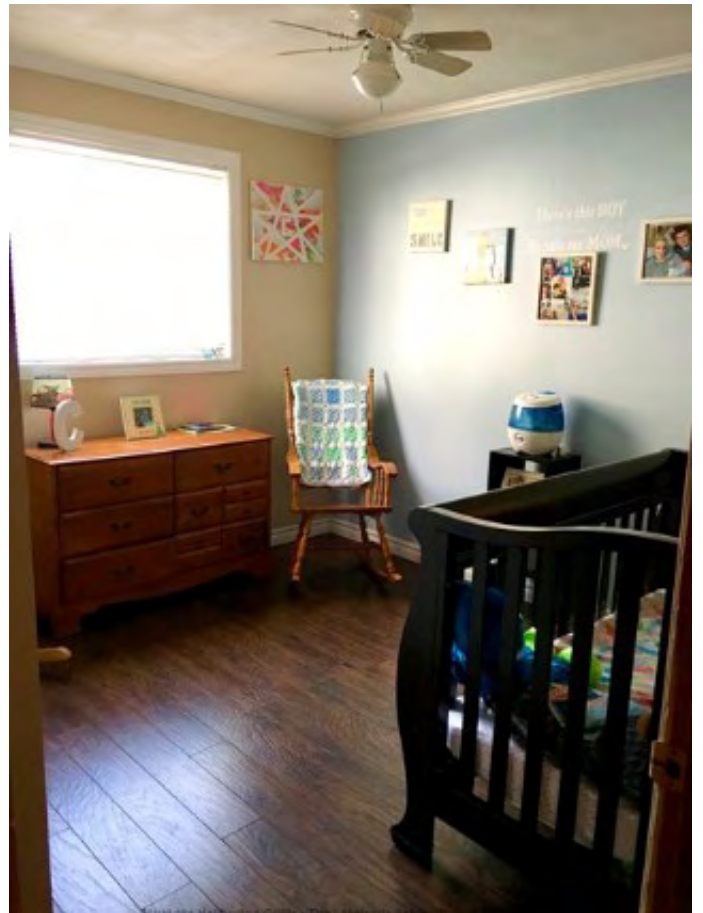
Master Bedroom



Master bedroom Walkout



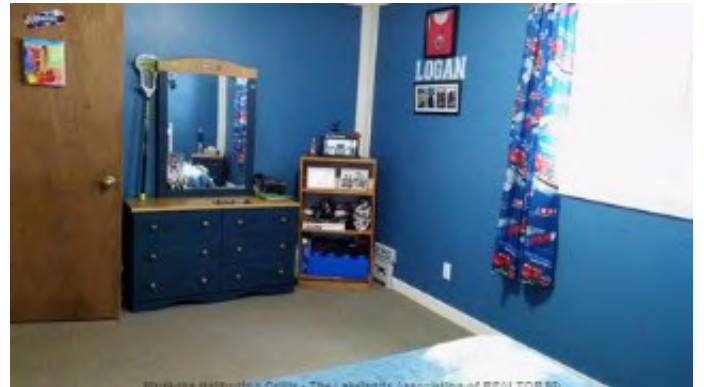
Bath



Bedroom



Bedroom



Bedroom



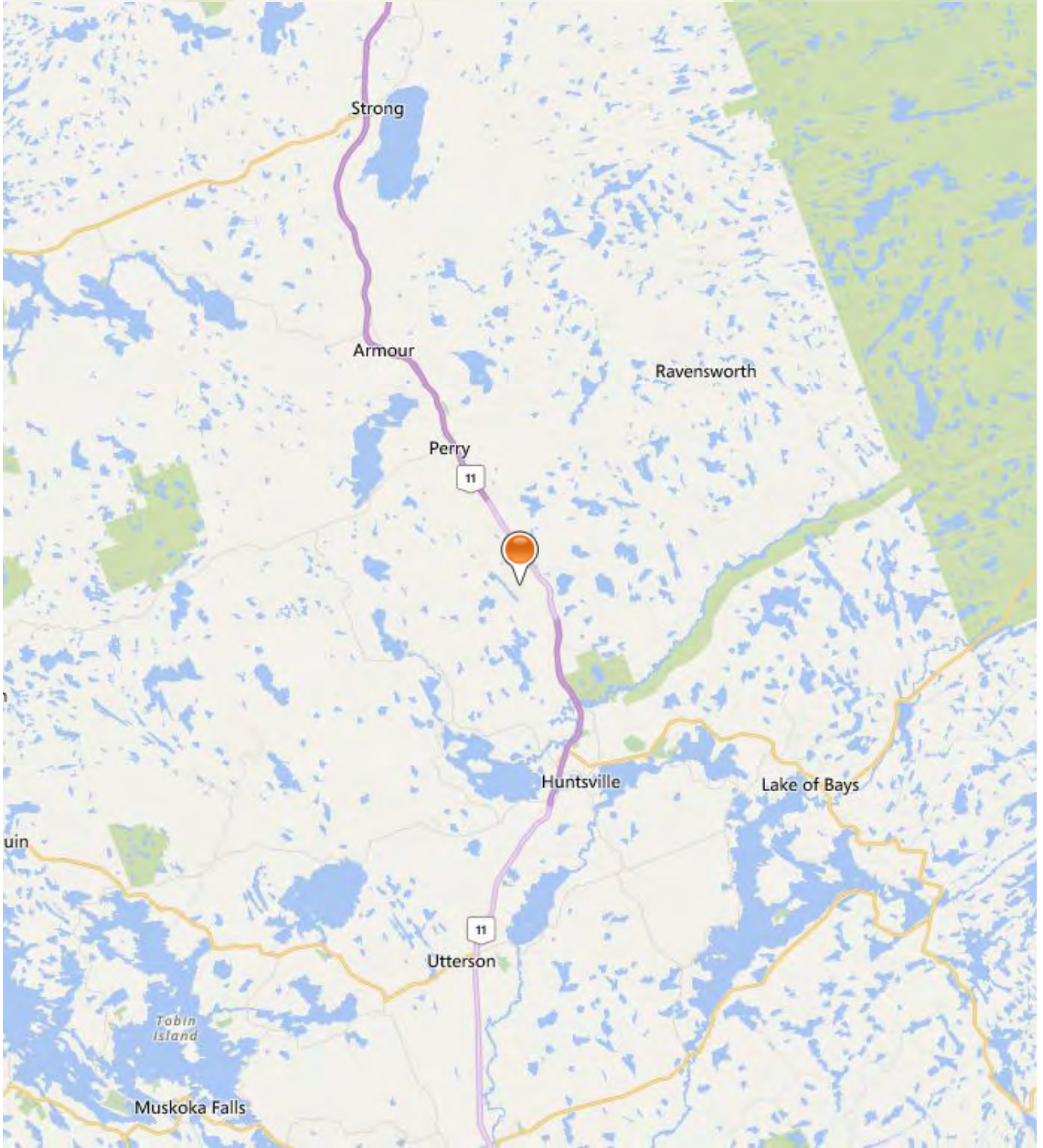
Year Round Spring Stream



Bush and Entrance

N

Automatic



5 miles

10 km