



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



Cross Property Client Full

84 SWALLOWDALE ROAD

Huntsville, ON P1H 2J3

District of Muskoka/Huntsville/Brunel

Residential/Single Family/For Sale

Active

Price: \$1,700,000



MLS@#: 112515
 List Date: 13-Mar-2018
 Bedrooms (AG/BG): 5 (5/0)
 Bathrooms (F/H): 0 (0/0)

Type: Detached
 Style: 3 Level (split), Log
 Sqft Above Grade: 6,570
 Sq Ft Finished: 6,570
 Sq Ft Source: Other
 Sqft Below Grade: 4,938
 Sq Ft. Unfinished: 4,938

New Construction: No
 Title/Ownership: Freehold
 # Rooms: 9
 Recreational: Yes
 Year Built/Desc: 2009/Under Construction

Fronting On: South
 Lot Front: 264.00
 Road Access Fee:
 Access: Private Road, Year Round
 Lot Depth: 1-2.99 Acres/2.20
 Lot Size/Acres: 1-2.99 Acres/2.20

Garage Spaces/Type: 2.0/Carport, Covered
 Driveway Spaces/Type: 4/Outside/Surface/Open/Gravel
 Waterfront: Yes
 WF Type/Name: Canal/Muskoka Rive
 WF Exposure: West
 WF Features: Canal Front, River Front
 Shore Rd Allowance: Not Owned
 WF Frontage Ft: 264
 Shore Line: Natural

Public Remarks: Incredible Scandinavian log home situated on a 4 chain lake waterway. Direct access to lakes and boat to all the amenities that Huntsville has to offer. Deerhurst dining, recreation opportunities, ski hill and world class golf is nearby. Interior is partially finished and plumbing and electrical is all roughed in. Add your design and decorating touches to this expansive residence/vacation home. Soaring 36ft vaulted ceilings with multiple walkouts to wrap around decks. Covered carport. Partially landscaped with Muskoka granite slabs down to the waterfront. There is a deck at the waterfront and a boardwalk to relax at the waterfront. Truly a one of a kind property! The seller makes no representations or warranties regarding the property.

Directions: HWY 60 to Canal Rd to Swallowdale to Private Road #84 Swallowdale

Interior Features

Interior Features: Cathedral Ceiling, Main Floor Laundry, Rough-in Bath
 Basement: Full/Unfinished/Development Potential, Fireplace:
 Walk-Out
 Heat Primary/Sec: None/None
 HVAC: None
 Foundation: Poured Concrete
 Under Contract \$: UFFI: No
 Under Contract/Rental Items: None
 Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: Irregular
 Exposure: West
 Pool: None
 Lot Irregularities: 224.05X82.13X458.90X166.17X618.(FH Common Fee:
 Exterior Finish: Log, Wood
 Restrictions: None
 Services: At Lot Line-Hydro, Cell Service, Internet High-Speed, School Bus Route
 Topography: Sloping, Wooded/Treed
 Alternative Power:
 Roofing: Asphalt, Shingles
 Yr Roof Replaced:
 Water/Supply Type: None/Other
 Sewage: None
 Water Treatment: None
 Exterior Features: Balcony, Deck(s), Privacy
 Site Influences: Golf, Hospital, Place of Worship, Playground Nearby, Rec./Community Centre, River/Stream,
 Schools, Shopping Nearby, Skiing, Trails, Water View
 Schools: Huntsville

Inclusions/Exclusions

Inclusions: None
 Exclusions: none

Tax Information

Roll#: 444206001711003
 Pin#: 480991505
 Assessment \$/Year: \$199,000/2017
 Local Improve Fee/Comments /
 Zoning: Residential
 Taxes/Year: \$1,462/2017
 Survey/Year: Yes 2015
 Survey Type: Up-to-date
 Legal Description: PT LT 28 CON 14 BRUNEL PT 26 35R21512; T/W EASEMENT OVER PT LT 28 CON 14 BRUNEL PT 1 35R4260, PT 3 35R9598, PT 1 - 3 35

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Great Room	M	58'x40'	Beamed ceiling, Open Concept, Vaulted Ceiling, Walkout to Balcony/Deck
Eat-in Kitchen	M	34'x28'	Vaulted Ceiling, Walkout to Balcony/Deck
Dining Room	M	40'x20'	Vaulted Ceiling, Walkout to Balcony/Deck
Bedroom	M	30'x28'	
Bedroom	2	19'x12'	
Bedroom	2	19'x12'	
Bedroom	LAG	30'x28'	
Bedroom	LAG	30'x28'	
Recreation Room	LAG	40'x20'	

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

Client Full Report

Date Printed: 03/15/2018

Prepared By: JANINE M. SCOTT, Broker

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

All data is subject to Errors, Omissions or Revisions and is not warranted. 03/15/2018 07:20:13 PM



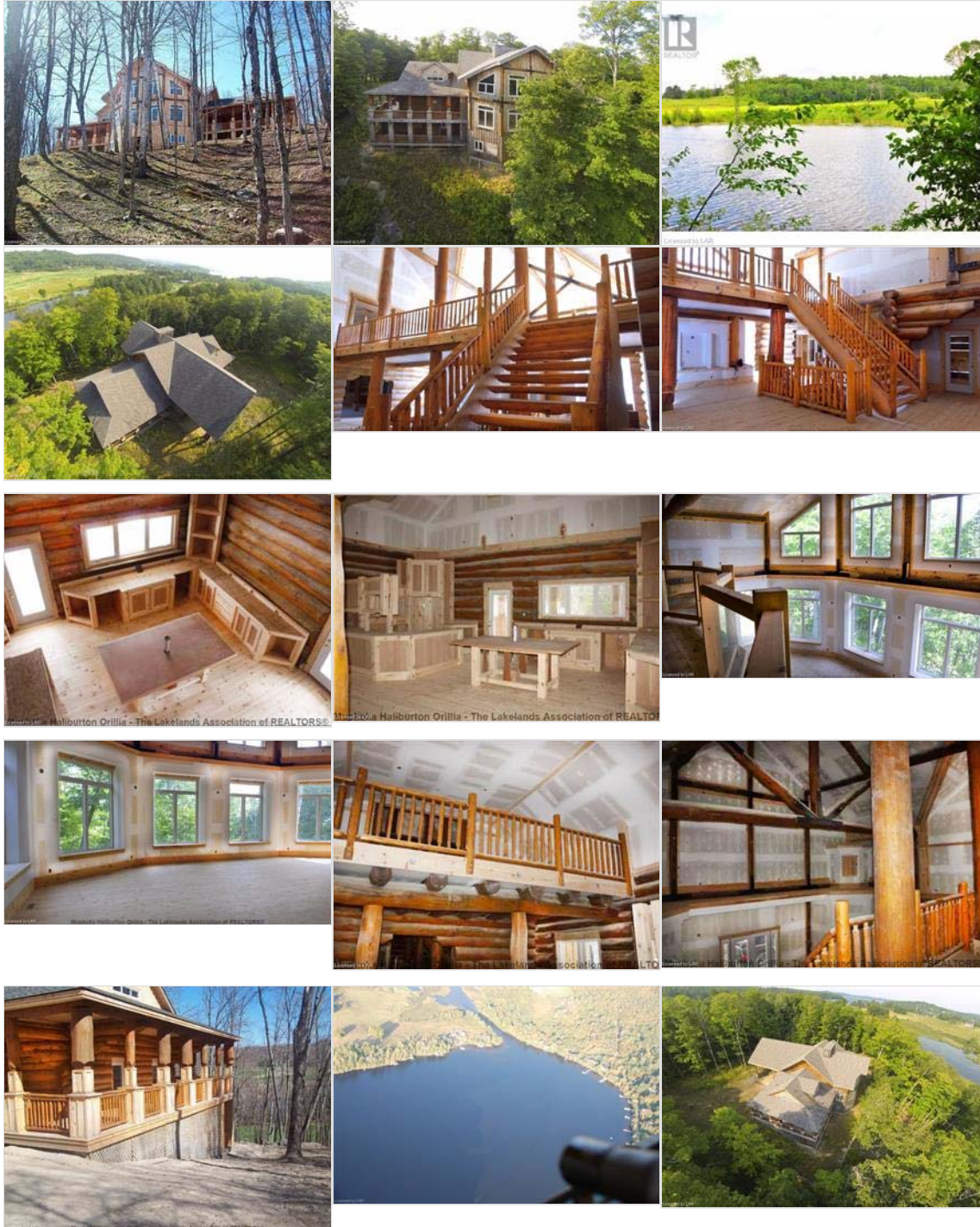
JANINE M. SCOTT
 Real Estate Broker
 RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219
 janine@janinescott.com
 Cell: 7057884930



Cross Property Client Photos

84 SWALLOWDALE ROAD Huntsville, P1H 2J3

MLS® #: 112515
Active



Aerial view of Fairy Lake and Muskoka River Canal



18. Steamer Algonquin Passing Through Canal Between Fairy and Peninsula Lakes
Licensed to LAR



Licensed to LAR

Deerhurst Resort and amenities nearby

The historic steamships used the canal to move passengers from lake to lake around Huntsville.

The historic steamships used the canal to move passengers from lake to lake around Huntsville.

All data is subject to Errors, Omissions or Revisions and is not warranted. 03/15/2018 07:20:54 PM