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 RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219
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1154 SAVAGE SETTLEMENT ROAD, Huntsville

List Price: \$433,000.00



OVERVIEW

Unique Offering! Located minutes from amenities on a private park-like 5 acre, level property. Great size for a mini hobby farm. Updated home with lots of ambience! Features include: covered veranda, Muskoka Room, master bedroom balcony, secret loft, updated kitchen, upgraded insulation, converted barn with indoor heated lap pool and loft, bunkie, weatherproof bunker / garden shed, double garage w/ workshop and loft, fenced yard, 2nd driveway entrance with gated entry, efficient eco friendly heating system and quiet area with dead end road. Loads of potential for the gardener, budding farmer or hobbyist. Located approx 15 minutes from Huntsville and 6 minutes from Novar which has great amenities: gas, groceries, LCBO, Canada Post etc... a perfect area for all of your recreational pursuits. ATV & snowmobile trails nearby and close to area lakes. Contact listing agent for all of the details of this beautiful property and your private tour!

DETAILS

District: **AH/NOVAR**
 Building Type: **Detached**
 Style: **1.5 Storey**
 Beds: **Above: 2 Total: 2**
 Baths: **2.0**
 Year Built: **1933**
 Taxes/Yr: **\$1,550/2018**
 For more information, please contact:
 (705) 788-1444
 (705) 788-1444

MLS® Number: **198569**
 Lot Front/Depth: **340.00 Ft/640.63 Ft**
 Lot Size: **3-9.99 Acres**
 SqFt Total: **1,600**
 Sq Ft AG/BG: **1,600/0**
 Fireplace: **Wood Stove**
 Garage: **2.00 Detached, Heated, Other**



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Listing Courtesy Of: RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219
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Cross Property Client Full

1154 SAVAGE SETTLEMENT ROAD Residential/ Single Family/ For Sale Price: **\$433,000.00**
Huntsville, ON P0A 1R0 **Active**
 District of Parry Sound/ Almaguin Highlands/ Novar



MLS#: **198569**
 List Date: **28-May-2019** Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **2 (1/ 1)**

Type: **Detached**
 Style: **1.5 Storey**
 Sqft Above Grade: **1,600** Sqft Below Grade: **0**
 Sq Ft Finished: **1,600** Sq Ft. Unfinished
 Sq Ft Source: **Other**

New Construction: **No** # Rooms: **11**
 Title/Ownership: **Freehold** Recreational: **No**
 Fronting On: **North** Year Built/Desc: **1933/ Unknown**
 Lot Front: **340.00** Lot Depth: **640.63**
 Road Access Fee: Lot Size/Acres: **3-9.99 Acres/ 5.00**
 Access: **Municipal road, Year Round**

Garage Spaces/Type: **2.0/ Detached, Heated, Other**
 Driveway Spaces/Type: **4/ Private Double Wide, Other/ Gravel**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: **Unique Offering! Located minutes from amenities on a private park-like 5 acre, level property. Great size for a mini hobby farm. Updated home with lots of ambience! Features include: covered veranda, Muskoka Room, master bedroom balcony, secret loft, updated kitchen, upgraded insulation, converted barn with indoor heated lap pool and loft, bunkie, weatherproof bunker / garden shed, double garage w/ workshop and loft, fenced yard, 2nd driveway entrance with gated entry, efficient eco friendly heating system and quiet area with dead end road. Loads of potential for the gardener, budding farmer or hobbyist. Located approx 15 minutes from Huntsville and 6 minutes from Novar which has great amenities: gas, groceries, LCBO, Canada Post etc... a perfect area for all of your recreational pursuits. ATV & snowmobile trails nearby and close to area lakes. Contact listing agent for all of the details of this beautiful property and your private tour!**

Directions: **Hwy 11 North to exit 235 at Novar, Hwy 592 to Savage Settlement Road to SOP**

Interior Features

Interior Features: **Finished Loft, Main Floor Laundry**
 Basement: **Crawl Space/ None/** Fireplace: **Wood Stove**
 Heat Primary/Sec: **Hot Water-Other, Outdoor Furnace, Wood/ Oil, Woodstove**
 HVAC: **Air Exchanger** Foundation: **Concrete Block**
 Under Contract/Rental Items: **None** Plumbing Age:
 Lease To Own Equip: **None** Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: **South** Pool: **In Ground**
 Lot Shape: **Rectangular** Lot Irregularities: FH Common Fee:
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Internet Other, Telephone**
 Topography: **Level, Partially Cleared, Wooded/Treed** Alternative Power: **Generator-wired**
 Roofing: **Metal** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Dug Well** Sewage: **Septic**
 Water Treatment: **Sediment Filter, UV System**
 Exterior Features: **Balcony, Deck(s), Fenced Full, Porch, Year-Round Living**
 Other Structures: **Bunkhouse, Shed, Workshop, Other (see Remarks)**
 Site Influences: **Hobby Farm, Lake Access, Schools, Shopping Nearby, Trails, Other (see remarks)**
 Schools: **Evergreen**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Garage Door Opener, Hot Water Tank Owned, Pool Equipment, Window Coverings, Other Generlink - Generator hookup**

Exclusions: **generator, standup freezer, kitchen island, compressor, tractors & attachments, tv mounts & tv tower, fire hydrant, personal items**

Tax Information

Roll#: **491400000144702** Local Improve Fee/Comments /
 Pin#: **521610718** Zoning: **301** Taxes/Year: **\$1,550/ 2018**
 Assessment \$/Year: **\$186,000/2019** Survey/Year: **Yes 2014** Survey Type: **Boundary Only**
 Legal Description: **PT LOT 32, CON 3, PLAN 42R-20273, PART 1, PERRY**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	16'x11'9"	Beamed ceiling, Carpet Free
Dining Room	M	15'x15'3"	Beamed ceiling, Carpet Free
Living Room	M	17'7"x9'9"	Carpet Free
Sunroom	M	13'2"x11'	Separate Room, Sliding doors
Bathroom	2	6'10"x6'	2-Piece
Laundry Room	M	9'5"x9'3"	1-Piece, Separate Room

Bathroom	M	12'x8'8"	4-Piece
Loft	2	12'x8'	
Bedroom	2	15'x13'	Balcony/Deck
Bedroom	2	14'3"x8'10"	2-Piece
Storage Room	M	10'x9'	Separate Room

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

Date Printed: 06/01/2019

Prepared By: JANINE SCOTT, Broker
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RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219

All data is subject to Errors, Omissions or Revisions and is not warranted. 06/01/2019 08:44:02 AM

Property Features

1154 Savage Settlement Road
Novar, Almaguin Highlands



Janine Scott
Real Estate Broker

Property Features:

- Not your ordinary home! Lots of ambience and room to roam!
- This original homestead farmhouse was constructed in 1933. Since then the home has been fondly updated and improved.
- Situated on 5 acres with great privacy and fenced, level park-like grounds. Walk the perimeter of the property with it's lovely trails.
- Covered veranda to rock away any stress and to enjoy your morning coffee
- Muskoka Room with removable glass and screens to enjoy the outdoor summer breezes.
- Renovated and updated kitchen with the appliances included.
- Master bedroom has a balcony to relax on
- Convenient 2pc bath on the upper level
- Secret loft for kids to escape up to play games
- Main floor laundry / mud room, large pantry and a separate spacious storage room.
- A main floor bedroom could be retrofitted in, if required
- Comfy living areas with updated luxury vinyl floors
- Garden shed that doubles as a weather proof bunker and an adorable Bunkie for overflow guests.
- Converted barn with a heated in-ground heated lap pool (32x8) ~ Wow! The 2nd level loft could be storage or workshop, Also an observatory lookout!
- Double detached heated garage (28x28) with loft (17x28)
- This would make a great mini hobby farm or room for a big veggie garden!

Details:

- All 3 buildings heated with economical, easy to operate wood furnace with temperature controls at the radiators. The heat system could be converted to propane or oil heated hot water system. The pool has an oil heat system as well. The pool house has HVAC system to control moisture.
- Hydro costs average \$1500. to \$1600. per year. Wood consumption for the furnace is 25-30 cords.
- Metal roofing on all buildings, both driveways are gated
- New windows and upgraded insulation
- Crawl space houses water treatment filters, ultra violet, water pump, air exchanger and sump pump
- Newer 200 amp electric panel (old is disconnected but not uninstalled) Generlink is located on the hydro meter for generator hook up (suitable for 5500 generator or greater)
- Located 15 minutes north of Huntsville, 6 minutes from Novar and clean lakes in the vicinity
- Novar village amenities: Post office, groceries, LCBO, restaurants and gas station
- A great area for the pursuit of recreation activities — nearby: skating, ATV & snowmobile trails, beach, swimming, boating, canoeing in the nearby lakes.

