



DAVELESLIE.CA



Welcome To

2510 Old Muskoka Rd, Huntsville

PARRES ALLEN
REAL ESTATE



ASKING

\$599,900



PARRES ALLEN
REAL ESTATE



COLDWELL BANKER
THOMPSON REAL ESTATE
BROKERAGE



DAVE LESLIE
SALES REPRESENTATIVE

EXPLORE LISTING



2510 Old Muskoka Rd, Huntsville

4
BEDROOMS

2
BATHROOMS

1171
SQAURE FEET

PROPERTY FEATURES

- FIBRE OPTIC INTERNET
- DRILLED WELL
- ATTACHED GARAGE
- PRIVACY
- SPACIOUS DECK
- SEPTIC SYSTEM



ASKING **\$599,900**

Are you looking for a family home in a great neighbourhood? Look no further! This charming bungalow sits on just over 1 acre of beautifully kept grounds! It offers four bedrooms, a den, and two bathrooms, 1171 square feet for all your family needs. The attached garage provides excellent space for vehicles or toys alike and direct access into the home. The main floor boasts an open concept floor plan with a spacious kitchen. Cabinetry and storage are abundant throughout with a large peninsula island and breakfast bar. The bright, open living room features a big bay window allowing a gentle breeze into the home. The sitting room is encased in natural light providing direct access to the generously sized composite deck! Great for backyard barbecues and entertaining friends and family! Your kids/ grandkids will have a blast running wild and free, embracing Muskoka living and all it offers, including a desirable play structure with swings and a slide! Rounding out this main floor is a primary bedroom complete with a large closet and sliding glass doors leading to the wood deck! Mature trees surrounding the home offer privacy from neighbours. The additional two main floor bedrooms are roomy and make excellent kids' bedrooms or utilize this space as your office. Fibre optic internet makes working from home a breeze. The lower level provides a potential in-law suite with direct access from the attached garage. Features include one bedroom plus den, bathroom, living space and kitchenette. Spend an afternoon enjoying the shores of Mary Lake; the Port Sydney public beach is a mere 5 minutes down the road. You are conveniently located to Highway 11 and only 15 minutes to the towns of Huntsville or Bracebridge, where you'll find all your shopping needs, hospitals, libraries and more.



DAVE LESLIE

SALES REPRESENTATIVE



PARRES ALLEN

REAL ESTATE



705-380-3834



DAVE@DAVELESLIE.CA



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THOMPSON REAL ESTATE
BROKERAGE

PLAN OF SURVEY OF
ALL OF LOTS 14, 15, 16 & 55
AND PART OF LOT 13
REGISTERED PLAN No. 1
TOWNSHIP OF STEPHENSON
 now in the
TOWN OF HUNTSVILLE
 DISTRICT MUNICIPALITY OF MUSKOKA
 COOTE AND JACKSON LIMITED
 1983

METRIC: DISTANCES SHOWN ON THIS
 PLAN ARE IN METRES AND CAN
 BE CONVERTED TO FEET BY
 DIVIDING BY 0.3048.

I REQUIRE THIS PLAN TO BE
 DEPOSITED UNDER THE
 REGISTRY ACT
 DATE, SEPTEMBER 16, 1983.

B. D. Coote
 B. D. COOTE O.L.S.

PLAN 35R-9140

RECEIVED AND DEPOSITED
 DATE OCT. 6/83

J. H. L. Anderson
 DEPUTY LAND REGISTRAR FOR
 THE REGISTRY DIVISION OF MUSKOKA

PART 1 - PART OF LOTS 13, 14, 15 & 55, R.P. 1
 PART 2 - PART OF LOTS 14, 15 & 55, R.P. 1
 PART 3 - ALL OF LOT 16 and PART OF LOTS 15 & 55, R.P. 1
 PARTS 1, 2 & 3 - ALL OF INST. 105147

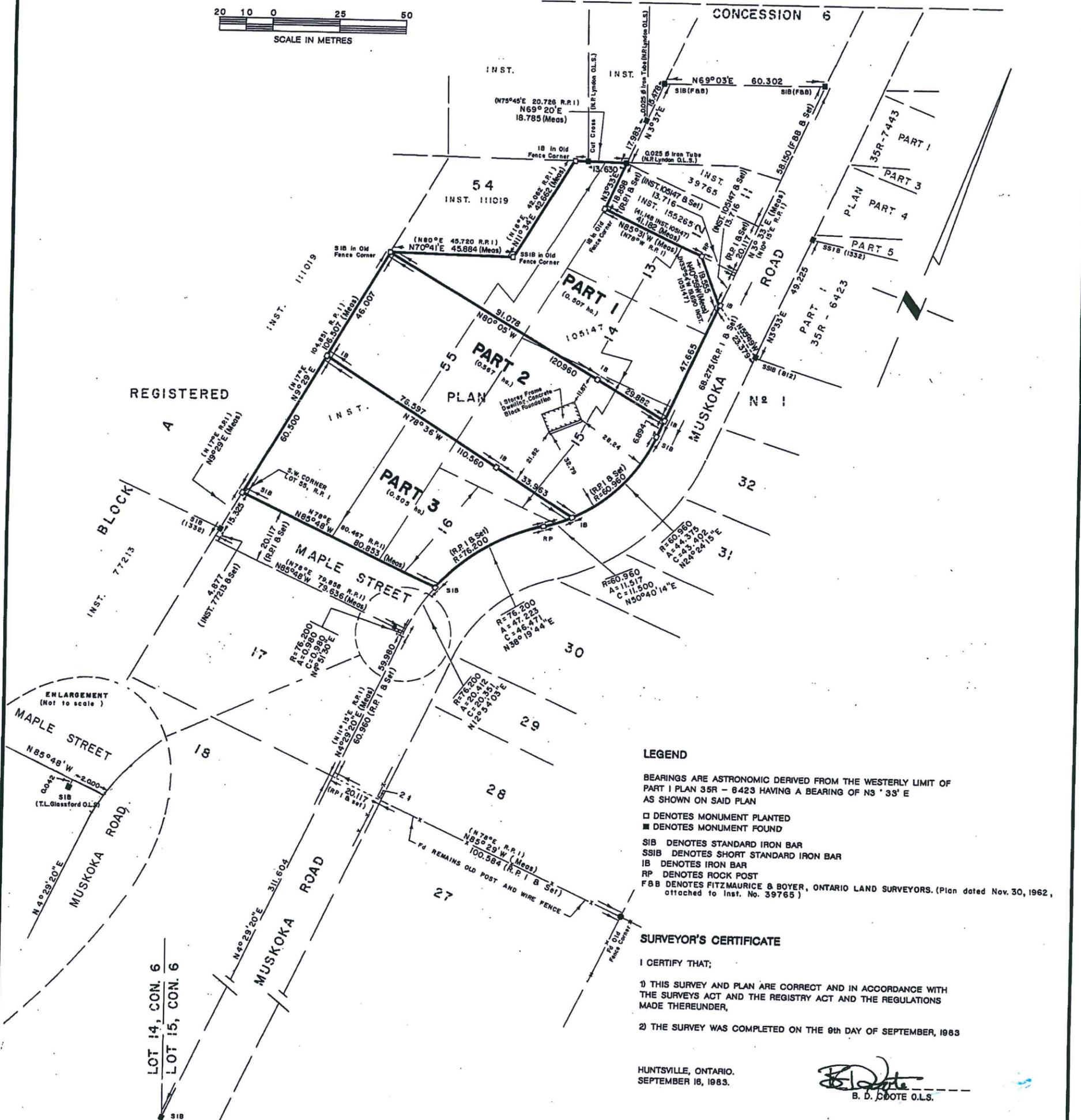
CAUTION: THIS PLAN IS NOT
 A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF THE
 PLANNING ACT.

3-L-1

SCALE - 1:1000



CONCESSION 7
 SECONDARY HIGHWAY No 141
 ROAD ALLOWANCE BETWEEN CONCESSIONS 6 & 7



LEGEND

BEARINGS ARE ASTRONOMIC DERIVED FROM THE WESTERLY LIMIT OF
 PART 1 PLAN 35R - 6423 HAVING A BEARING OF N3° 33' E
 AS SHOWN ON SAID PLAN

□ DENOTES MONUMENT PLANTED
 ■ DENOTES MONUMENT FOUND

SIB DENOTES STANDARD IRON BAR
 SSIB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES IRON BAR
 RP DENOTES ROCK POST
 F&B DENOTES FITZMAURICE & BOYER, ONTARIO LAND SURVEYORS. (Plan dated Nov. 30, 1962,
 attached to Inst. No. 39765)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
 THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS
 MADE THEREUNDER,

2) THE SURVEY WAS COMPLETED ON THE 9th DAY OF SEPTEMBER, 1983

HUNTSVILLE, ONTARIO.
 SEPTEMBER 16, 1983.

B. D. Coote
 B. D. COOTE O.L.S.