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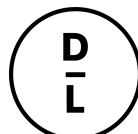
Welcome To
74 Granite Drive, Huntsville



ASKING
\$1,795,000



COLDWELL BANKER
THOMPSON REAL ESTATE
BROKERAGE



DAVE LESLIE
REAL ESTATE GROUP

EXPLORE LISTING →



74 Granite Drive, Huntsville

5

BEDROOMS

3.5

BATHROOMS

4,607

SQAURE FEET

PROPERTY FEATURES

- 4+ ACRES OF PRIVACY
- FIBRE OPTIC INTERNET
- OPEN CONCEPT LAYOUT
- SOARING CEILINGS
- ATTACHED 4 CAR GARAGE
- 15 MINUTES FROM TOWN

PROPERTY INFORMATION

- TAXES: \$7,515.33/2023
- CONDO FEES: \$141.80/MONTHLY
- ACCESS: PRIVATE ROAD/YEAR ROUND
- LAUNDRY: MAIN FLOOR
- COOLING: CENTRAL AIR
- HEATING: RADIANT IN FLOOR HEATING & FORCED AIR PROPANE



Open concept living space



Steam fireplace



View into the gourmet kitchen



Gourmet kitchen

ASKING **\$1,795,000**

Step into the heart of this luxurious home & experience grandeur at its finest; this estate home offers the perfect blend of elegance, functionality, & natural beauty. Situated on over 4 acres of pristine land, just 15 minutes from town, this 4500+ sqft residence is a true masterpiece. Soaring ceilings greet you as you step into the open-concept layout; a chef's kitchen adorned with granite countertops & backsplash, & equipped with top-of-the-line appliances including an induction cooktop & a double-door fridge. The walk-in pantry ensures ample storage for culinary enthusiasts. The expansive island becomes the epicentre of culinary gatherings. The spacious living area is enhanced with exquisite wood detailing, adding a touch of sophistication to the open-concept design. Large windows allow an abundance of natural light to flood the home. Centred in the living room is a stunning steam fireplace that serves as a focal point, providing warmth and ambiance. The primary bedroom, a sanctuary of comfort, boasts an ensuite that features a curb-less shower, double sinks, and a free-standing tub for ultimate relaxation. A spacious walk-in closet adds to the allure of this luxurious retreat. Designed for both work and play, offering two dens/offices and fibre optic internet for those who work remotely. Sitting/playroom complements the four additional bedrooms and two bathrooms in the right wing of the house. Natural light floods every corner of this sun-kissed residence, creating a warm and inviting ambiance. With a heated 4 car attached garage, radiant in-floor heating, a tankless water system ensures comfort and efficiency year-round. Step outside to discover your own private oasis, complete with a large gazebo overlooking the incredible lot, a natural pond, and breathtaking views of a lake. This property is perfect for outdoor enthusiasts and those who appreciate the finer things in life. Don't miss the opportunity to make this exceptional home your own.



Elongated Island



LED Underlighting



Island view into the open concept living/dining room



Primary bedroom



Ensuite



Second bedroom with walk-in closet



Third bedroom with walk-closet



Family room



Spacious Den



Jack & Jill Bathroom

CONDOMINIUM PLAN No. 178
LEVEL 1
UNITS 1 TO 25 INCLUSIVE

RECORDED IN THE LAND SURVEY ACT BOOK 203 AT 1544
ON THE 11th DAY OF FEBRUARY 2008

Robert G. Thaler
ROBERT G. THALER
LAND SURVEYOR LTD.

Robert G. Thaler
ROBERT G. THALER
LAND SURVEYOR LTD.

DECLARATION REGISTERED AS NO. M149161

THIS PLAN COMPRISES ALL OF PIN 48078-0451

SCHEDULE OF APPOINTMENT AND APPOINTMENT UNDER
PIN 48078-0451

DECLARATION REGISTERED AS NO. M149161

CERTIFICATE OF DECLARANT

CERTIFICATE OF PLANNING ACT APPROVAL

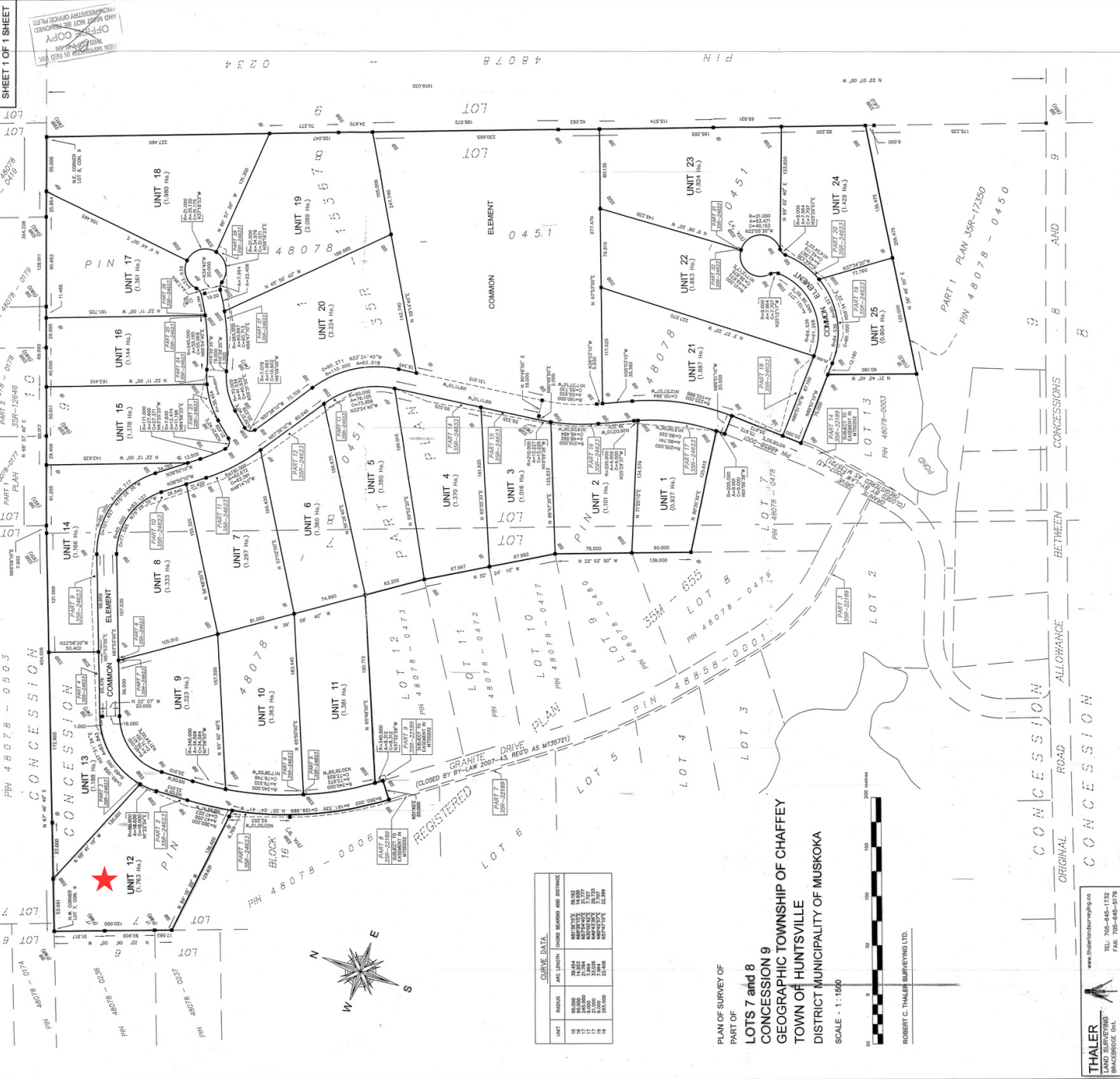
INDEX OF PARTS

NOTES AND LEGEND

LEGEND

MONUMENTS IDENTIFICATION

INTEGRATION TABLE



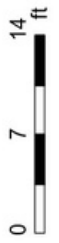
PLAN OF SURVEY OF
PART OF
LOTS 7 and 8
CONCESSION 9
GEOGRAPHIC TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE - 1:1500

ROBERT G. THALER SURVEYING LTD.
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TEL: 705-644-1732
FAX: 705-644-1974



74 Granite, Huntsville, ON

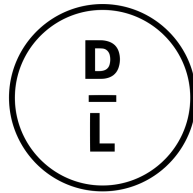
Main Floor Interior Area 4322.95 sq ft



PREPARED: 2024/02/17

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





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