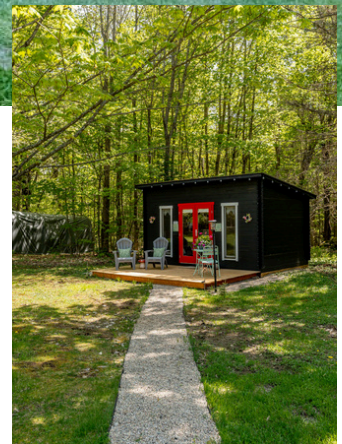
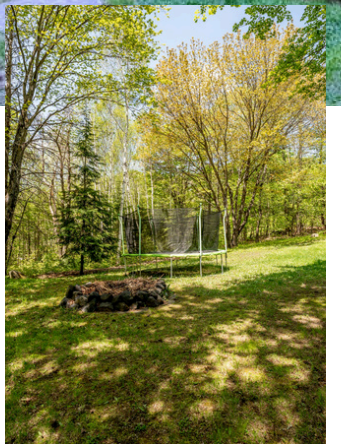


Welcome To
1017 Savage Settlement Rd, Perry



ASKING
\$679,900



1017 Savage Settlement Rd, Perry

3

BEDROOMS

1

BATHROOMS

1274

SQAURE FEET

PROPERTY FEATURES

- COZY LOG HOME
- 6+ACRES OF LAND
- ADDITIONAL STUDIO SPACE
- SNOWMOBILE TRAIL CLOSE BY
- SPACIOUS DECK
- 15 MINS TO HUNTSVILLE

PROPERTY INFORMATION

- TAXES/YEAR: \$1829.01/2025
- WATER SOURCE: DRILLED WELL
- BASEMENT: CRAWLSPACE
- ACCESS: MUNICIPAL YEAR -ROUND
- HEATING: FORCED AIR -OIL
- LAUNDRY: MUD ROOM



DAVELESLIE.CA

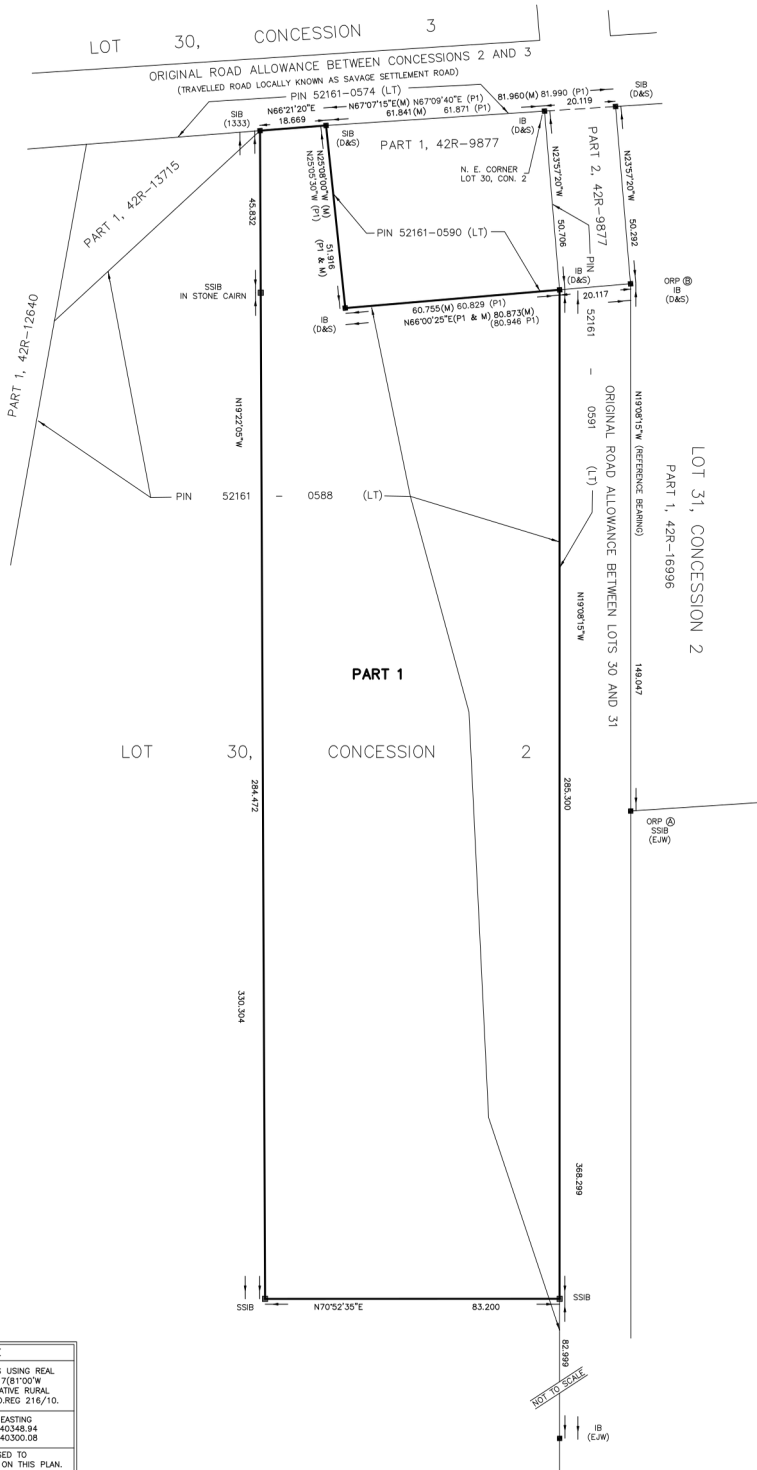


ASKING **\$679,900**


Nestled on over 6 acres of pristine land, this stunning log home seamlessly blends rustic charm with modern comfort. Step inside to an open-concept design that perfectly captures the warmth and character of true log cabin living. The inviting living room showcases soaring vaulted ceilings, exposed log beams, and a wood-burning fireplace that anchors the space with cozy ambiance. The well-appointed kitchen offers abundant cabinetry, updated countertops, and a beautiful farmhouse sink - ideal for everyday living. With 3 bedrooms and 1 beautifully renovated bathroom, the home offers comfort and functionality for family and guests alike. The primary bedroom is a peaceful retreat, featuring large windows and a sliding glass door that invites the outdoors in. The updated bathroom boasts a double vanity, a stand-alone shower, and a freestanding soaker tub designed for ultimate relaxation. Numerous thoughtful upgrades include new windows and doors, a stylish ceramic fireplace hearth, new eavestroughs, a recycled asphalt driveway, and more - enhancing both efficiency and curb appeal. Outside, the lifestyle truly begins. A finished studio offers flexible space for a home office, gym, or creative retreat. Spend your days on the expansive deck overlooking beautiful gardens and a charming stone fire pit. The surrounding acreage invites endless outdoor enjoyment - hike your own trails, garden, explore the stream that winds through the rear yard, or take advantage of nearby lakes and snowmobile trails for year-round adventure. Located just 15 minutes from the vibrant town of Huntsville, this property offers the perfect balance of seclusion and convenience - ideal as a year-round residence or a peaceful recreational retreat.

PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 30	2	PART OF PIN 52161-0588 (LT)	2.471 Ha.

PLAN 42R-21761
 Received and deposited
 November 30th, 2021
 Lucy Wang
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Parry Sound (No.42)



PLAN OF SURVEY OF
 PART OF LOT 30, CONCESSION 2
 TOWNSHIP OF PERRY
 DISTRICT OF PARRY SOUND

TULLOCH GEOMATICS INC.
 2021

 SCALE 1 : 750

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:750.

BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83(CSR5)(2011.0), HAVING A BEARING OF N19°08'15"W AS SHOWN HEREON.

METRIC:

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

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999781.

CONVERGENCE NOTE:

A CONVERGENCE (ROTATION) FACTOR OF 1°17'30" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMICAL BEARINGS OF UNDERLYING PLANS 42R-9877, 42R-13715 AND 42R-16996 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

LEGEND:

- DENOTES SURVEY MONUMENT FOUND
- ▣ DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
- SSIB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
- IB DENOTES IRON BAR
- M DENOTES MEASURED
- S DENOTES SET
- ORP DENOTES OBSERVED REFERENCE POINT
- JJ DENOTES JOHN E. JACKSON SURVEYING LTD.
- E.W DENOTES E. J. WILLIAMS SURVEYING LTD.
- D&S DENOTES DEARDON & STANTON LTD.
- 1333 DENOTES GEORGE H. BELL O.L.S.
- P1 DENOTES PLAN 42R-9877


SURVEYOR'S CERTIFICATE

- (1) I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- (2) THE SURVEY WAS COMPLETED ON THE 12th DAY OF NOVEMBER, 2021

NOVEMBER 25, 2021
 DATE 
 JASON KELSALL
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM 2172117.

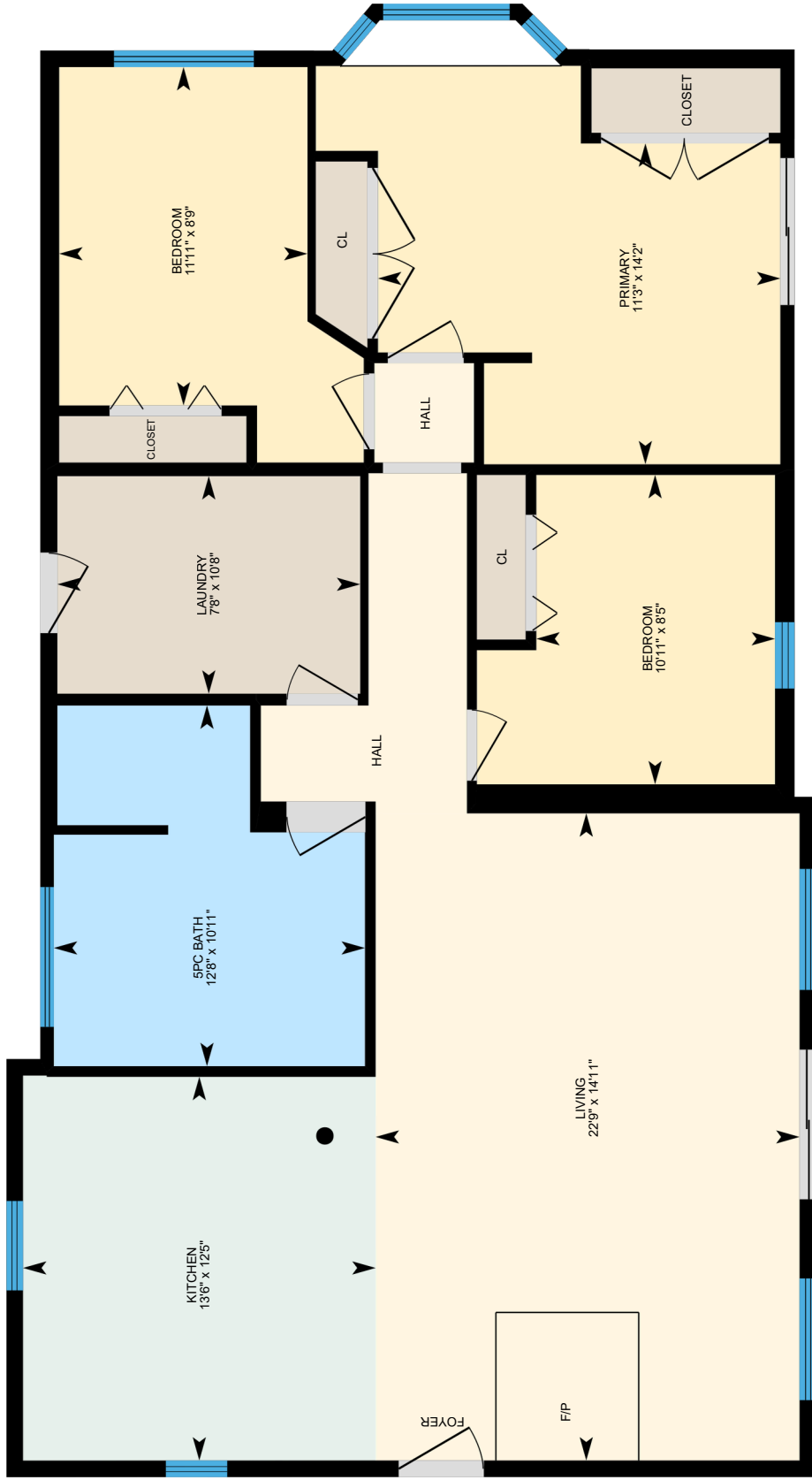
INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN), REFERRED TO UTM ZONE 17(81°00'W LONGITUDE) NAD83(CSR5)(2011.0) AND HAVE A RELATIVE RURAL ACCURACY IN ACCORDANCE WITH SECTION 14(2) OR O.REG 216/10.		
ORP	NORTHING	EASTING
①	5037785.34	640348.84
②	5037826.14	640300.08
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

	TULLOCH GEOMATICS INC. 80 MAIN ST. W. T. 705 789.7851 HUNTSVILLE, ON F. 705 789.7891 P1H 1W9 877 535.0558
	hunter@tulloch.ca DRAWN BY: RJN FILE: 212427

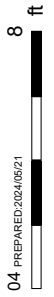
Huntsville Projects\Y1_2021\Geomatics\212427_GCOMATICS\001-Project Drawings\212427_splan_750m.dwg

1017 Savage Settlement, Novar, ON

MainFloor InteriorArea1274.94sqft



04 PREPARED:2024/05/21



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.



1017 Savage Settlement, Novar, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

5pc Bath: 10'11" x 12'8"
Bedroom: 8'5" x 10'11"
Bedroom: 8'9" x 11'11"
Kitchen: 12'5" x 13'6"
Laundry: 10'8" x 7'8"
Living: 14'11" x 22'9"
Primary: 14'2" x 11'3"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1274.94 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1274.94 sq ft

1017 Savage Settlement, Novar, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

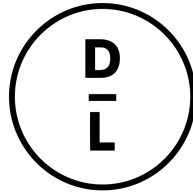
More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

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.

Please note blue lines
are for reference
purposes only



DAVE LESLIE

REAL ESTATE GROUP

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 DAVELESLIE.CA



COLDWELL BANKER

THOMPSON REAL ESTATE
BROKERAGE