

Welcome To
64 SELKIRK DR, HUNTSVILLE



ASKING
\$879,900





64 SELKIRK DR, HUNTSVILLE

3
BEDROOMS

2.5
BATHROOMS

2091
SQAURE FEET

PROPERTY FEATURES

- BRIGHT OPEN LIVING SPACE
- UNFINISHED BASEMENT
- FULLY FENCED BACKYARD
- QUIET FAMILY NEIGHBOURHOOD
- MUNICIPAL SERVICES
- MINS TO HUNTSVILLE

PROPERTY INFORMATION

- TAXES/YEAR: \$5,664.42/2025
- WATER SOURCE: MUNICIPAL
- BASEMENT: UNFINISHED
- ACCESS: MUNICIPAL YEAR -ROUND
- HEATING: FORCED AIR -GAS
- LAUNDRY: SECOND FLOOR

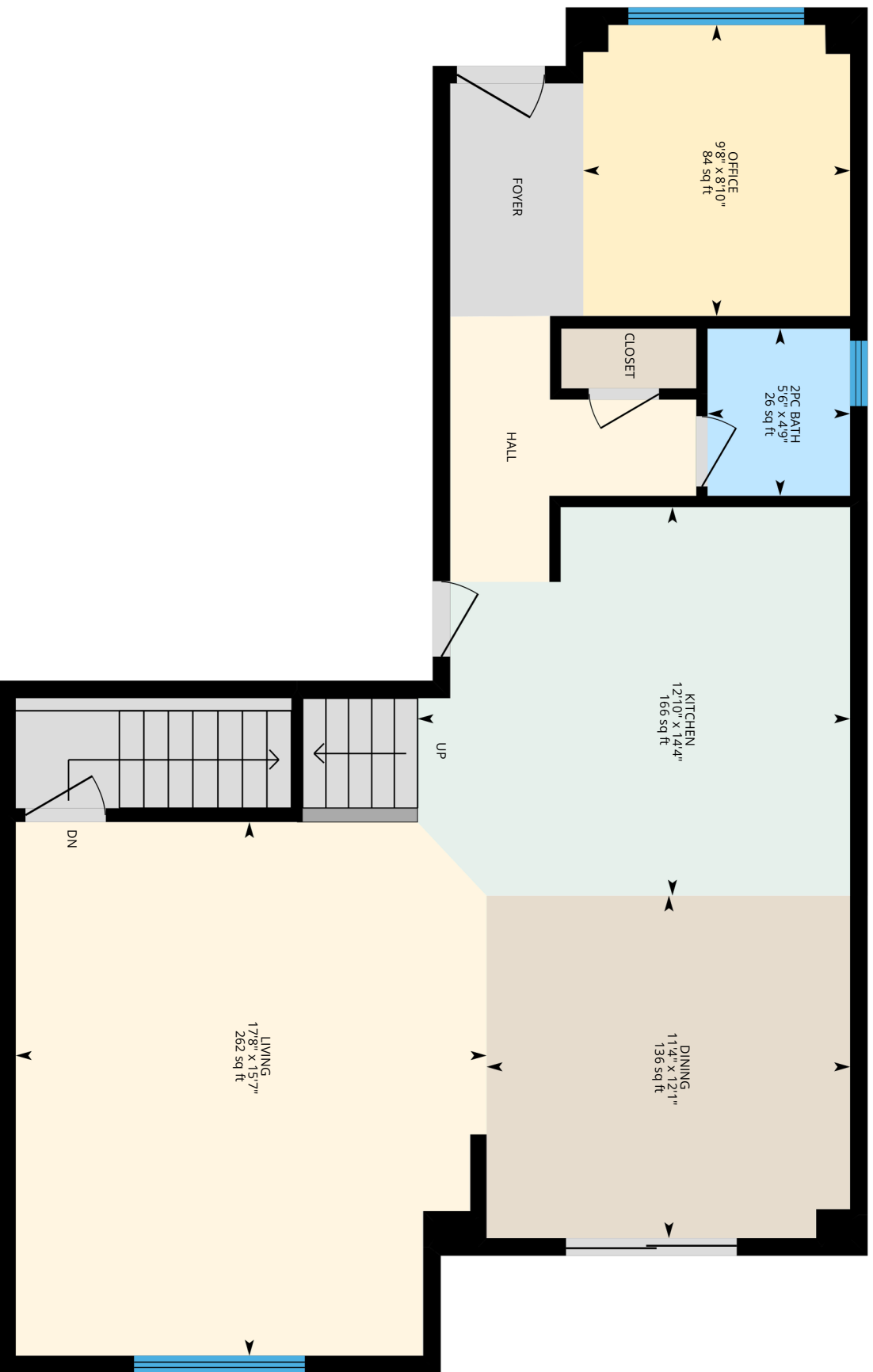


ASKING **\$879,900**

Nestled in a welcoming, family-friendly neighbourhood, offering over 2,000 sqft of finished living space with 3 bedrooms and 2.5 bathrooms, this bright and spacious 2-storey home features a highly sought-after floor plan with only a few of this style in the neighbourhood. This beautifully appointed home offers the perfect blend of space, style, and everyday convenience. This exceptional home offers a bright, sun-filled living space with an open-concept main floor that's perfect for both everyday living and entertaining. The large kitchen is a standout feature, complete with 36" upper cabinets, crown moulding, under-cabinet valance lighting, and an extended breakfast bar, providing both style and functionality. The kitchen flows seamlessly into the dining and living areas, creating an inviting space for gatherings. Step out from the dining room onto your private deck-ideal for summer BBQs and relaxing evenings. A versatile den/office space and a convenient powder room complete the main level. Upstairs, you'll find 3 generously sized bedrooms, including a stunning primary retreat with a walk-in closet and an expansive ensuite featuring a luxurious soaker tub. The additional bedrooms are filled with natural light, offer excellent closet space, and are perfect for families. The second-floor laundry adds everyday ease and practicality. The unfinished basement has endless potential, already roughed in for a 3-piece bathroom, ready for your personal touch. Outside, enjoy a large, fully fenced backyard-perfect for kids, pets, and outdoor gatherings. The double-car attached garage offers plenty of space for parking and storage. Located in a fantastic neighbourhood with access to walking trails, just minutes from downtown Huntsville. Municipal services and fibre internet ensure modern comfort and connectivity. A wonderful opportunity to own a move-in-ready home - don't miss it!

64 Selkirk Dr, Huntsville, ON

MainFloor InteriorArea835.77sqft



PREPARED: 2026/04/24



64 Selkirk Dr, Huntsville, ON

Interior Area 1053.31 sq ft



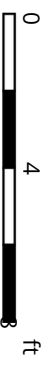
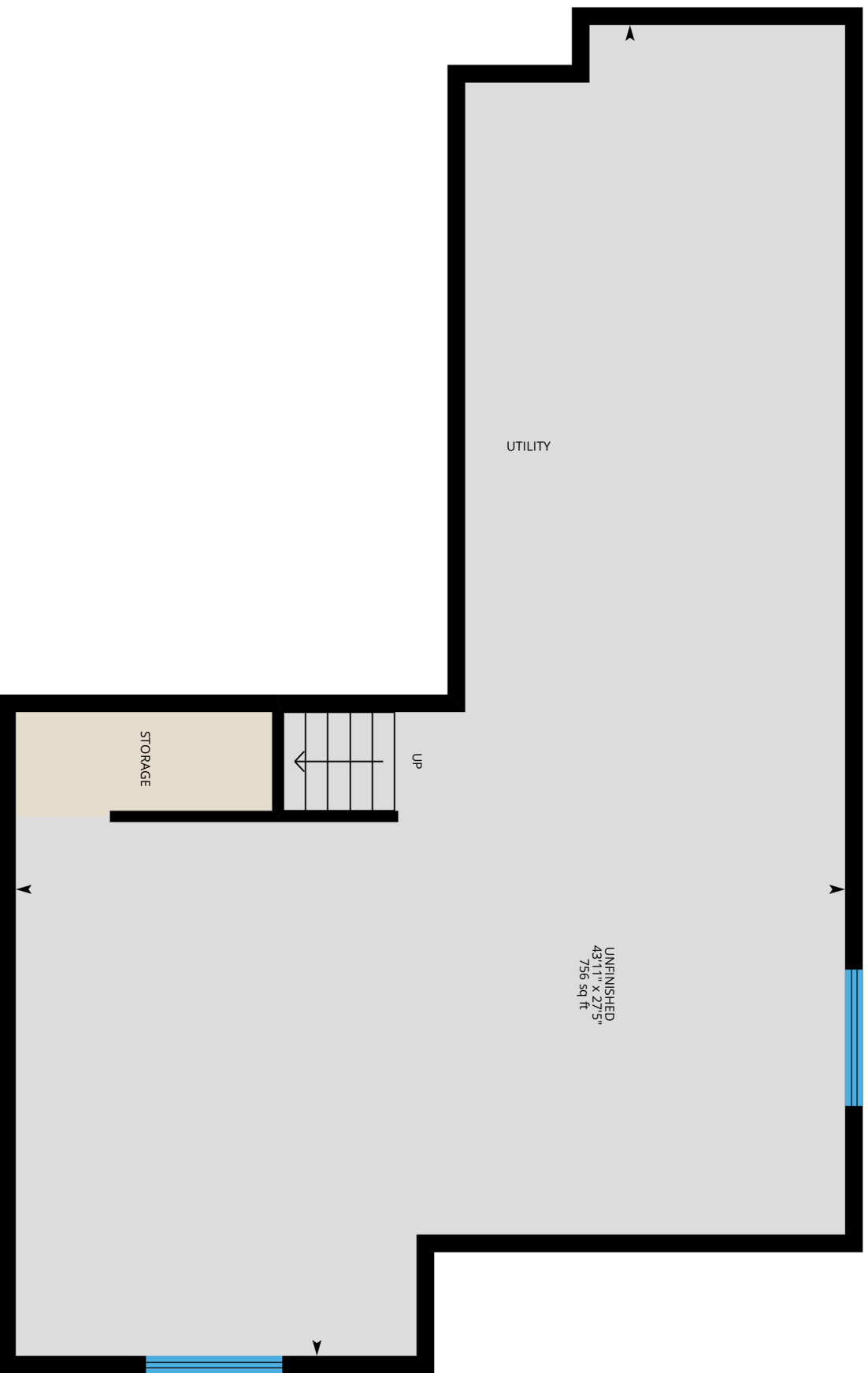
PREPARED: 2026/04/24

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.



64 Selkirk Dr, Huntsville, ON

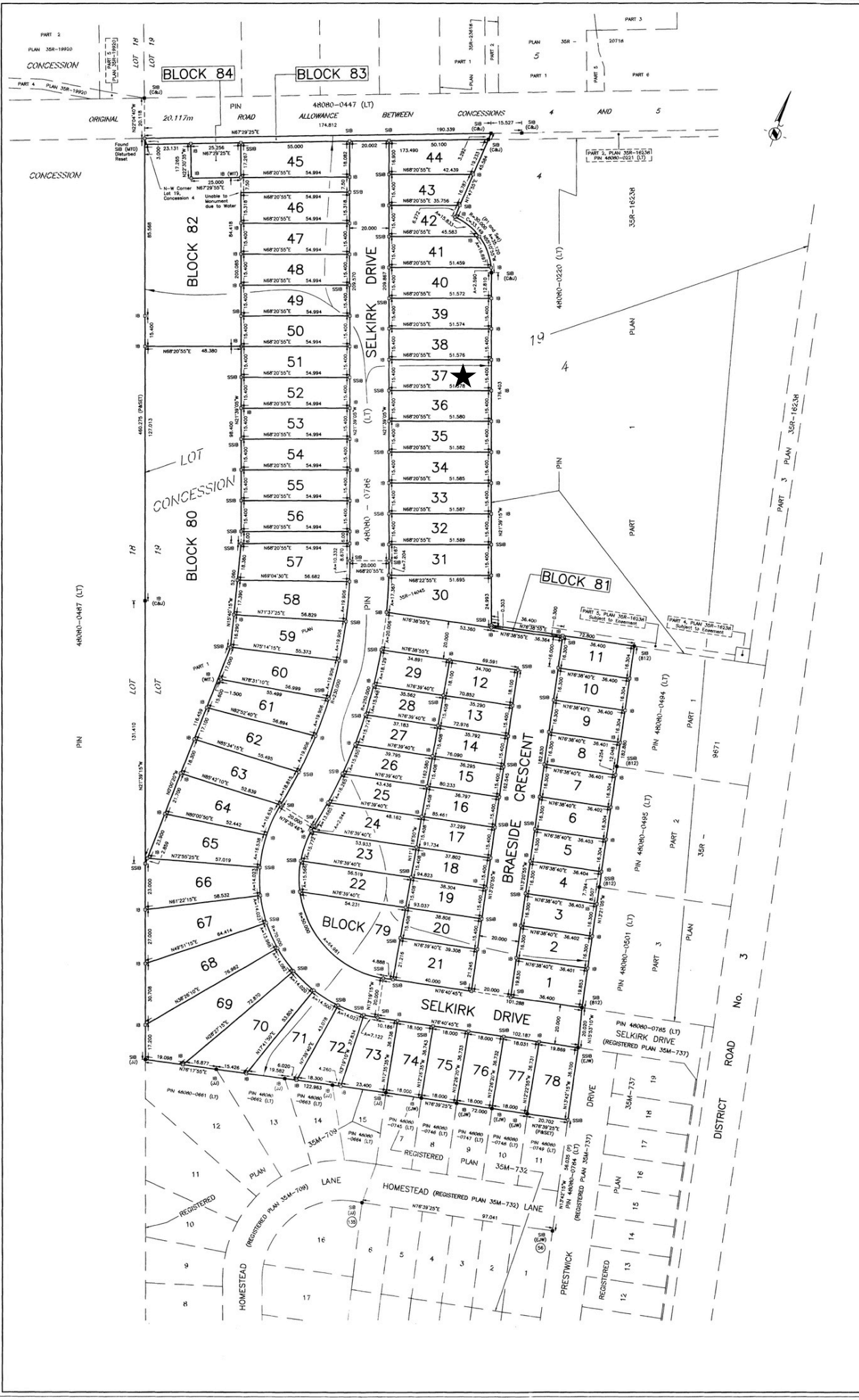
Basement (Below Grade) Interior Area 801.06 sq ft



PREPARED: 2026/04/24

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.





PLAN 35M-740

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MUSKOKA AT 15:06 o'clock on the 31st day of March 2017 and ENTERED IN THE PARCEL REGISTER FOR PIN 48080-0786 (LT) and the REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. MTL181168

REPRESENTATIVE FOR THE LAND REGISTRAR OF THE LAND TITLES DIVISION OF MUSKOKA, #35

THIS PLAN COMPRISES ALL OF PIN 48080-0786 (LT)

SUBDIVISION FINAL APPROVAL STAMP
 APPROVED UNDER SECTION 51 OF THE PLANNING ACT, RSO 1990 BY THE SENIOR MUNICIPALITY OF MUSKOKA
 THIS 30th day of March 2017.
 [Signature]
 COMMISSIONER OF PLANNING AND ECONOMIC DEVELOPMENT
 THE DISTRICT OF MUNICIPALITY OF MUSKOKA

PLAN OF SUBDIVISION
 OF PART OF
LOT 19, CONCESSION 4
 GEOGRAPHIC TOWNSHIP CHAFFEY
 NOW IN THE
 TOWN OF HUNTSVILLE
 DISTRICT MUNICIPALITY OF MUSKOKA
 SCALE 1 : 750 (Metric)

E. J. WILLIAMS O.L.S.

OWNERS' CERTIFICATE
 THIS IS TO CERTIFY THAT:
 1) LOTS 1 THROUGH 78, INCLUSIVE, BLOCKS 79 THROUGH 84, INCLUSIVE, AND THE STREETS, NAMELY BRAESIDE CRESCENT AND SELKIRK DRIVE, HAVE BEEN Laid OUT IN ACCORDANCE WITH OUR INSTRUMENTS.
 2) THE STREETS AND BLOCK 83 ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF HUNTSVILLE AS PUBLIC HIGHWAYS.

[Signature]
 HAYWARD DEVELOPMENTS (ONTARIO) INC.
 ANDREW KIDD - PRESIDENT
 I MAKE THE AUTHORITY TO BIND THE CORPORATION DATED THE 10th day of March 2017

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SUBDIVISION ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 28th day of January, 2017.

FEBRUARY 23rd, 2017
 [Signature]
 E. J. WILLIAMS
 CHARTERED LAND SURVEYOR

LEGEND
 SSB DENOTES STANDARD IRON BAR
 SSB DENOTES SHORT STANDARD IRON BAR
 SSB DENOTES IRON BARR
 SSB DENOTES MONUMENT PLANTED
 SSB DENOTES PIN 35R-1623R
 SSB DENOTES REGISTERED PLAN 35M-732
 SSB DENOTES PLAN 35R-1623R
 SSB DENOTES E. J. WILLIAMS SURVEYING LTD. O.L.S.
 SSB DENOTES J. JACKSON SURVEYING LTD. O.L.S.
 SSB DENOTES MINISTRY OF TRANSPORTATION - ONTARIO
 SSB DENOTES H. P. UPHAM O.L.S.

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

INTEGRATION DATA
 COORDINATES ARE IN METRES AND ARE DERIVED FROM SIMULTANEOUS STATIC GPS OBSERVATIONS ON CONTROL MONUMENT 0101828000. THEY ARE REFERRED TO UTM ZONE 17 (CENTRAL MERIDIAN 81° W) AND 83 (EASTING, 1987).
 COORDINATES ARE TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.

POINT ID	NORTHING	EASTING
50	5024262.062	640633.196
51	5024239.674	640536.801
01918F02527	5022434.908	639735.291

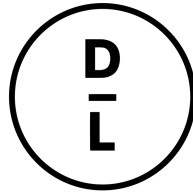
CURVE DATA TABLE

LOT	RADIUS	ARC	CHORD	BEARING
22	50.000	15.566	15.503	N19°37'45"W
23	50.000	15.772	15.706	N20°07'40"W
24	50.000	15.984	15.914	N20°37'40"W
25	250.000	13.665	13.663	N85°00'00"E
26	250.000	16.265	16.262	N24°14'15"E
27	250.000	15.950	15.947	N14°42'43"E
28	250.000	15.714	15.711	N14°54'59"W
29	250.000	15.481	15.480	N15°07'05"W
30	250.000	15.250	15.250	N15°19'29"W
31	250.000	15.020	15.020	N15°31'53"W
40	30.000	2.589	2.589	N24°07'03"W
41	30.000	16.697	16.482	N42°32'00"W
42	30.000	16.833	16.600	N17°30'00"W
57	230.000	10.332	10.331	N02°15'00"W
58	230.000	19.906	19.900	N16°35'00"W
59	230.000	19.906	19.900	N11°38'21"W
60	230.000	19.906	19.900	N8°40'49"W
61	230.000	19.906	19.900	N1°45'17"W
62	230.000	19.906	19.900	N14°14'15"E
63	230.000	18.815	18.810	N03°03'37"E
64	70.000	16.839	16.800	N1°35'28"E
65	70.000	16.839	16.800	N8°58'02"W
66	70.000	14.023	14.000	N22°29'20"W
67	70.000	14.023	14.000	N33°58'11"W
68	70.000	13.988	13.945	N45°25'00"W
69	70.000	14.082	14.058	N56°54'42"W
70	70.000	14.020	13.997	N68°24'22"W
71	70.000	14.000	14.000	N80°04'42"W
72	70.000	14.023	14.000	N91°14'53"E
73	70.000	7.122	7.119	N07°30'00"E
Block 79	50.000	84.961	80.488	N68°08'00"W
Dist	250.000	20.000	20.000	N13°43'38"W

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM POINT 63 TO 50, HAVING A BEARING OF N78°29'25"E, UTM ZONE 17 CENTRAL MERIDIAN AT 81 AND 83 (EPOCH, 1987).
 FOR BEARING COMPARISONS, A ROTATION OF 1"14"33" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON UNDERLYING PLANS.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99979824.

EJW WILLIAMS SURVEYING LIMITED
 ONTARIO LAND SURVEYORS
 PLANNERS
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 Huntsville, Ontario
 Phone: 705-789-4171
 Fax: 705-789-1091
 Email: info@ejwilliamsurveying.com

File 7273-16.dwg



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COLDWELL BANKER
THOMPSON REAL ESTATE
BROKERAGE