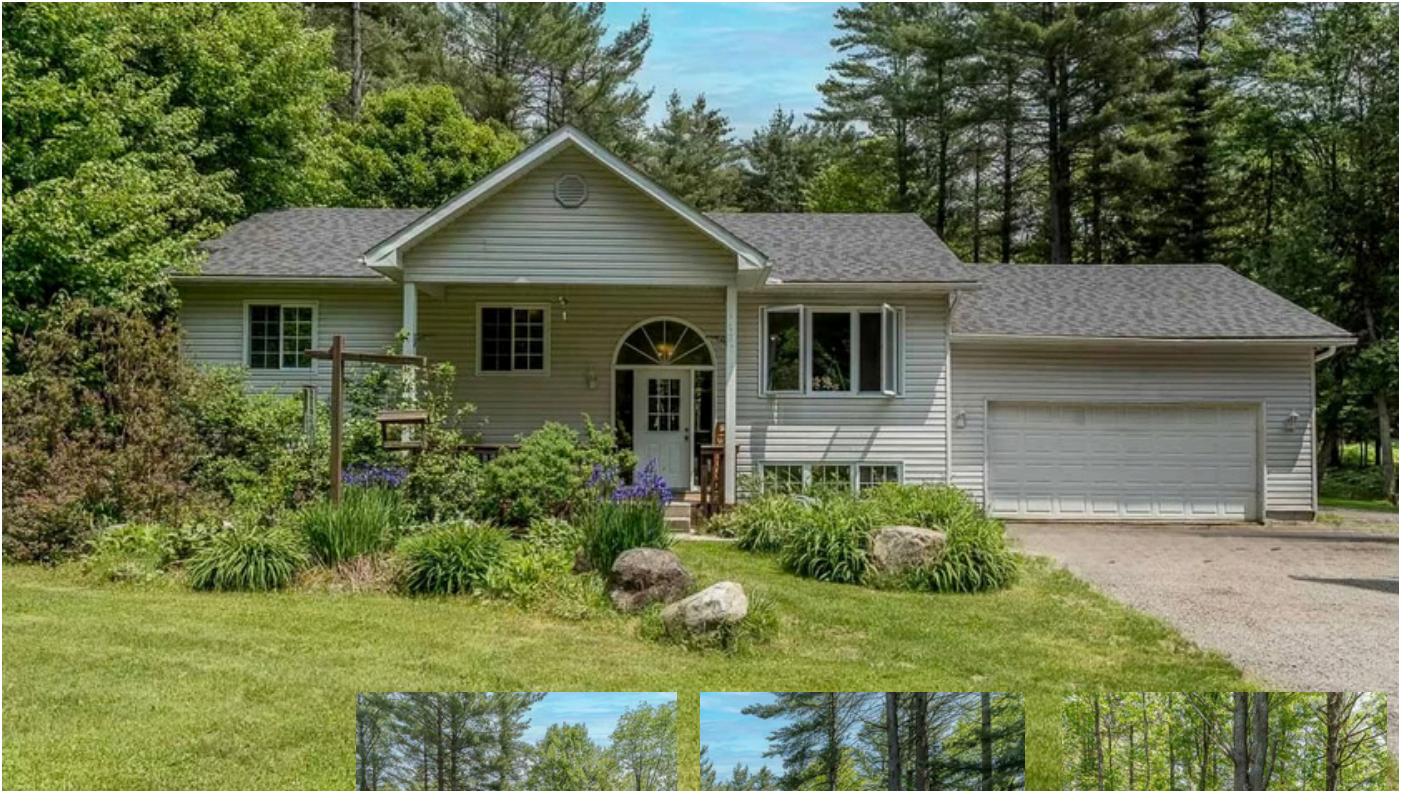
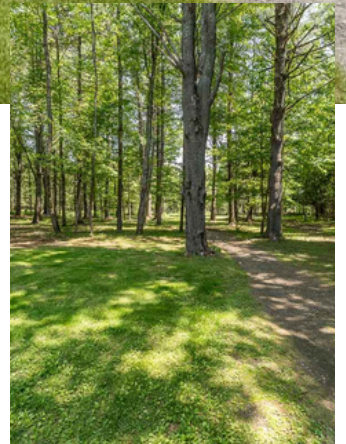


Welcome To

109 S Waseosa Lake Rd, Huntsville



ASKING
\$649,900





109 S Waseosa Lake Rd, Huntsville

4

BEDROOMS

3

BATHROOMS

2020

SQAURE FEET

PROPERTY FEATURES

- OPEN CONCEPT LIVING SPACE
- VAULTED CEILINGS
- ATTACHED GARAGE
- BEAUTIFULLY LANDSCAPED
- PRIMARY WITH ENSUITE
- 15 MINUTES TO HUNTSVILLE

PROPERTY INFORMATION

- TAXES/YEAR: \$2845.60/2026
- WATER SOURCE: DRILLED WELL
- BASEMENT: PARTIALLY FINISHED
- ACCESS: MUNICIPAL YEAR -ROUND
- HEATING: FORCED AIR -PROPANE
- LAUNDRY: BASEMENT



DAVELESLIE.CA



ASKING **\$649,900**

Welcome to country living at its finest, this 2000+ sqft family home sits 2.46 beautiful acres. Set back from the road, this charming bungalow offers plenty of space for kids to play, explore, and enjoy the outdoors, with expansive lawns, mature gardens, and exceptional privacy. The bright open-concept layout is designed with family life in mind. The vaulted ceiling in the main living area creates a warm and inviting space for gathering, while the adjoining dining area opens onto the back deck-perfect for barbecues, outdoor meals, and enjoying the peaceful setting. There are 3 bedrooms and two bathrooms on the main floor, including a spacious primary bedroom with its own ensuite. Downstairs, the basement provides even more room, offering a large recreation room ideal for movie nights, a playroom, or a games area, along with a den/home office, a full bathroom, and a generous utility room with plenty of storage. An attached garage provides added convenience and additional storage. Outside, the level property is ideal for children, pets, and outdoor activities, offering plenty of usable space for games, family gatherings, or future outdoor projects. A network of walking trails winds throughout the backyard, creating endless opportunities for adventure, and exploring right from your own doorstep. This is a property where families can truly embrace the outdoors and enjoy all four seasons. Located just 15 minutes from Huntsville, this property offers the perfect combination of space, privacy, and family-friendly living in a peaceful country setting.

109 S Waseosa Lake Rd, Huntsville, ON

Main Floor Interior Area 1039.44 sq ft
Excluded Area 502.62 sq ft



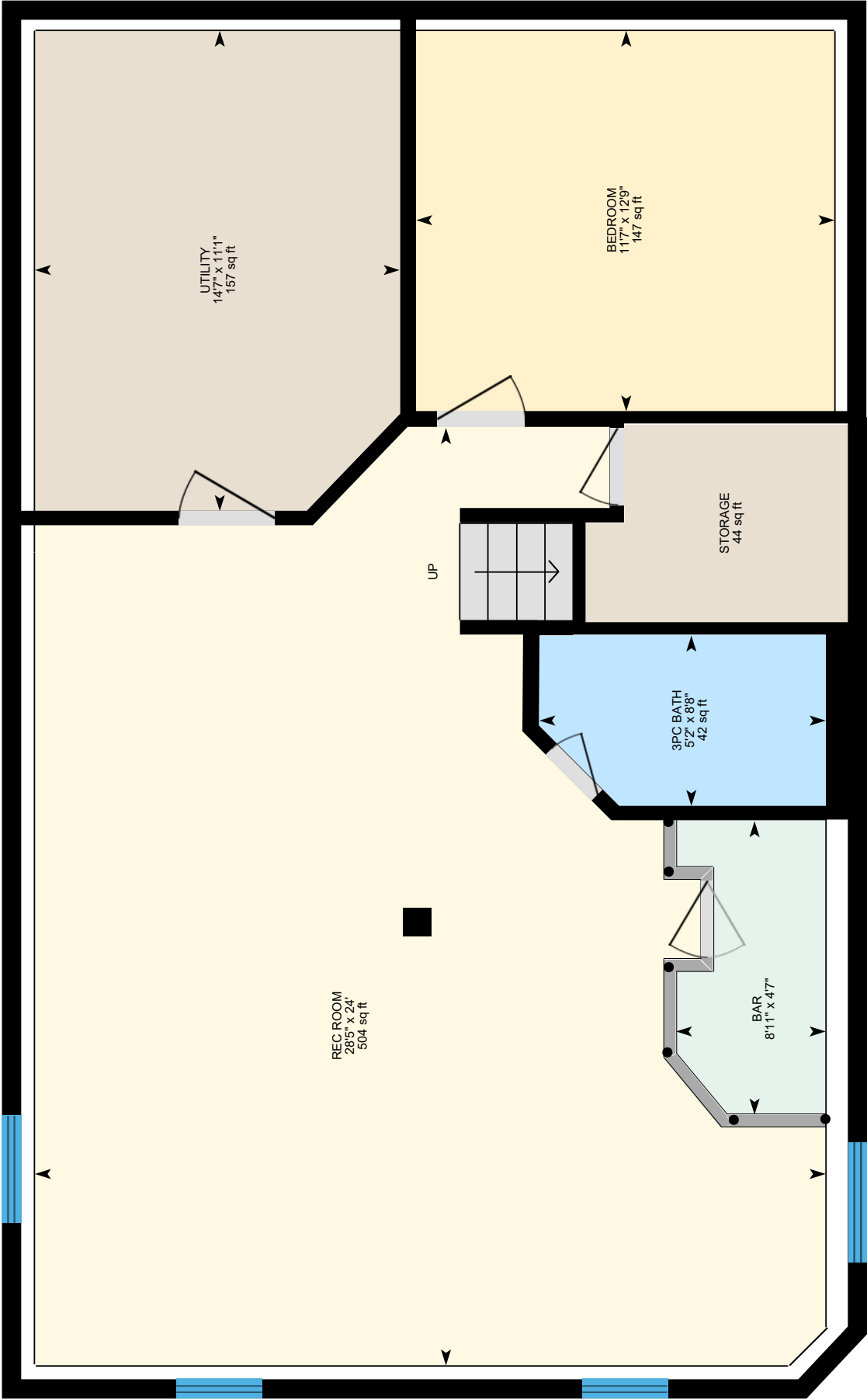
PREPARED 2026/06/10



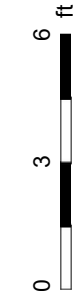
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

109 S Waseosa Lake Rd, Huntsville, ON

Basement (Below Grade) Interior Area 981.80 sq ft



PREPARED 2020/05/10



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.

109 S Waseosa Lake Rd, Huntsville, 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

- 4pc Bath: 9'1" x 5' | 45 sq ft
- 4pc Ensuite: 9'1" x 5' | 45 sq ft
- Bedroom: 12'1" x 11'7" | 105 sq ft
- Bedroom: 12'1" x 10'4" | 103 sq ft
- Garage: 23' x 21'10" | 502 sq ft
- Kitchen: 9'5" x 12' | 113 sq ft
- Living: 15'11" x 12' | 190 sq ft
- Primary: 12'6" x 11'7" | 143 sq ft

BASEMENT

- 3pc Bath: 8'8" x 5'2" | 42 sq ft
- Bar: 4'7" x 8'11"
- Bedroom: 12'9" x 11'7" | 147 sq ft
- Rec Room: 24' x 28'5" | 504 sq ft
- Storage: 44 sq ft
- Utility: 11'1" x 14'7" | 157 sq ft

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: 1039.44 sq ft
- Excluded Area: 502.62 sq ft

BASEMENT (Below Grade)

- Interior Area: 981.80 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1039.44 sq ft
- Excluded Area: 502.62 sq ft

PART OF LOT 6, CONCESSION 7
TOWNSHIP OF CHAFFEY
NOW IN THE TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE 1"=200'
GEORGE H. BELL, O.L.S.
1990

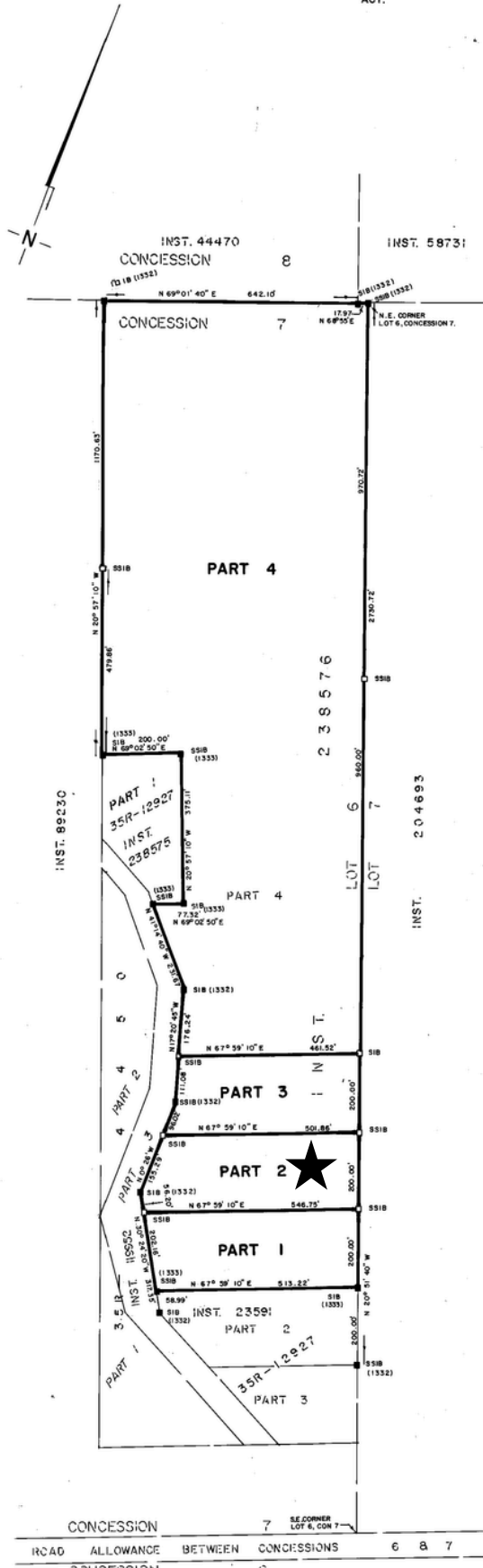
CAUTION:

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

RECEIVED AND DEPOSITED
DATE: January 16, 1991
Ray Chassey
AND REGISTRAR FOR THE REGISTRY
DIVISION OF MUSKOKA
I REQUIRE THE PLAN TO BE DEPOSITED
UNDER THE REGISTRY ACT.
DATE: JANUARY 15, 1991
George H. Bell
GEORGE H. BELL
ONTARIO LAND SURVEYOR

SCHEDULE

PART	LOT	CON	REMARKS
1,2,3	6	7	ALL OF INST. 238576



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 20th DAY OF DECEMBER, 1990.

HUNTSVILLE, ONTARIO
JANUARY 15, 1991.

George H. Bell
GEORGE H. BELL
ONTARIO LAND SURVEYOR

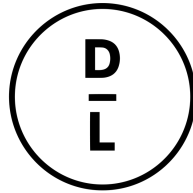
LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT PART 2, 35R-12927 HAVING A COURSE N 67° 59' 10" E AS SHOWN THEREON.

- DENOTES FOUND MONUMENTS
- DENOTES PLANTED MONUMENTS
- S1B DENOTES STANDARD IRON BAR 1" x 1" x 48"
- SSIB DENOTES SHORT STANDARD IRON BAR 1" x 1" x 24"

GEORGE H. BELL



DAVE LESLIE

REAL ESTATE GROUP

 705-380-3834

 INFO@DAVELESLIE.CA

 DAVELESLIE.CA



COLDWELL BANKER

THOMPSON REAL ESTATE
BROKERAGE