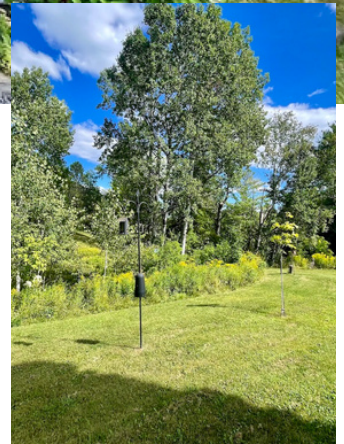
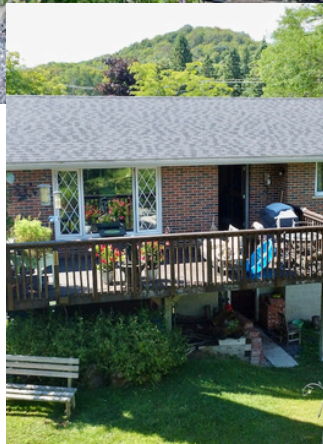


Welcome To
284 Lawrence Ave, Huntsville



ASKING
\$529,900





284 Lawrence Ave, Huntsville

3
BEDROOMS

1.5
BATHROOMS

2400+
SQAURE FEET

PROPERTY FEATURES

- OPEN CONCEPT LIVING
- WALKOUT BASEMENT
- SPACIOUS PRIMARY BEDROOM
- BACK DECK WITH RIVER VIEWS
- INREDIBLE LOCATION
- SPACIOUS BACKYARD

PROPERTY INFORMATION

- TAXES/YEAR: \$2667.75/2026
- WATER SOURCE: DRILLED WELL
- BASEMENT: UNFINISHED WALKOUT
- ACCESS: MUNICIPAL YEAR ROUND
- HEATING: FORCED AIR -GAS
- LAUNDRY: BASEMENT

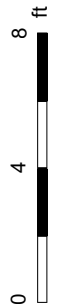


ASKING **\$529,900**

Welcome to this charming home, ideally situated on a quiet street and just minutes from downtown Huntsville. Step inside to a bright, open-concept layout where the kitchen, dining, and living areas flow seamlessly together, perfect for family living and entertaining. With 3 spacious bedrooms and a 4 piece bathroom on the main level, there's plenty of room for everyone. Take in peaceful views of the river, a serene backdrop to your morning coffee or evening gatherings. The unfinished walk-out basement offers incredible potential, already featuring a convenient 2-piece bathroom and loads of space to create a family room, office, or guest suite. Outside, the yard is truly impressive, expansive space ready for gardens, play, or simply enjoying the outdoors. If you've been searching for a home with space, potential, and a fantastic location close to everything Huntsville has to offer, this one is not to be missed.

284 Lawrence Ave, Huntsville, ON

MainFloor InteriorArea1227.26sqft



PREPARED: 2025/08/26

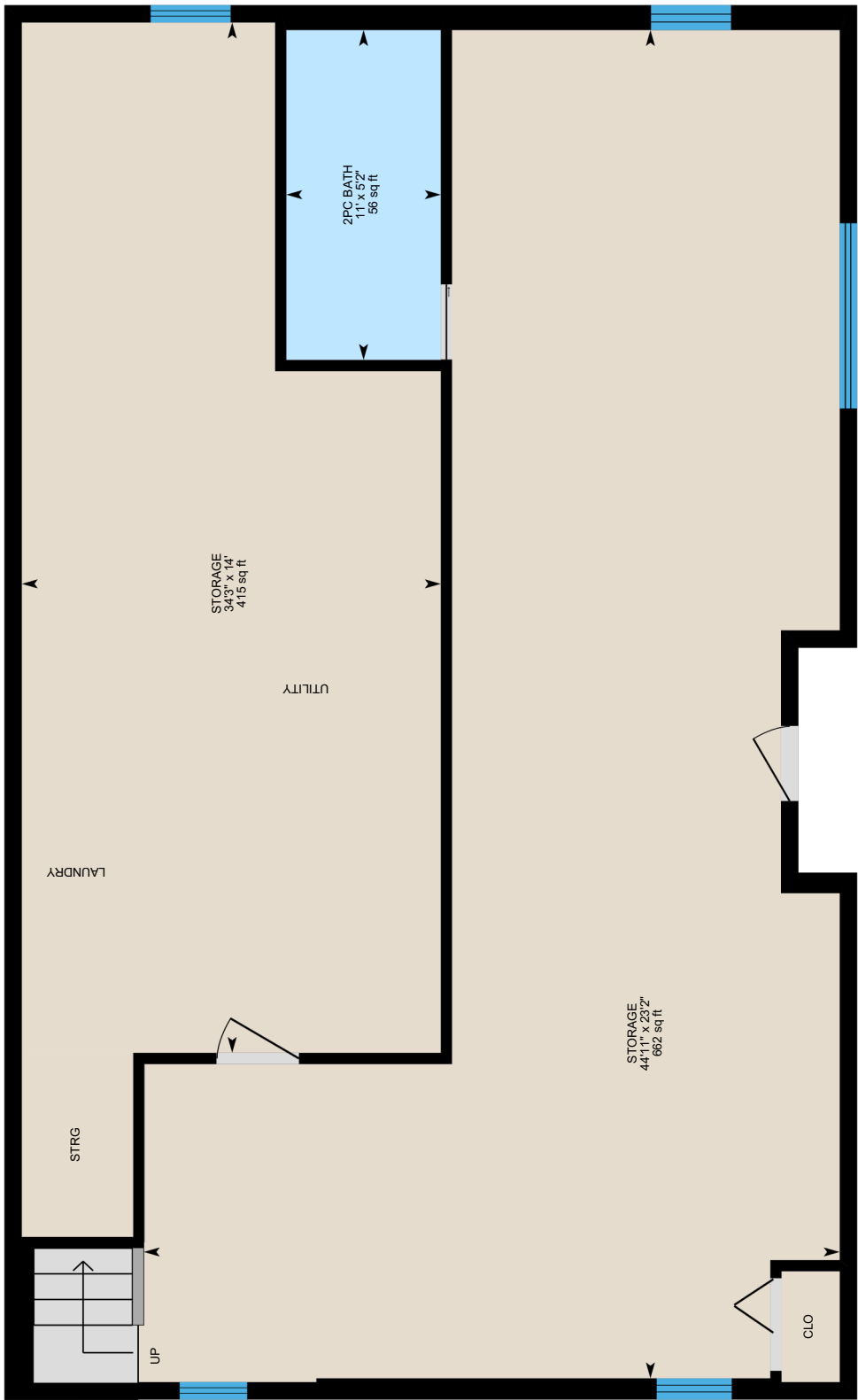


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



284 Lawrence Ave, Huntsville, ON

Basement (Below Grade) Interior Area 1207.59 sq ft



PREPARED: 2025/08/26

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.



284 Lawrence Ave, 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: 7'2" x 7'5" | 52 sq ft
- Bedroom: 11'7" x 7'11" | 92 sq ft
- Bedroom: 9'7" x 11'1" | 106 sq ft
- Dining: 10'9" x 11'5" | 122 sq ft
- Kitchen: 14'11" x 11'9" | 156 sq ft
- Living: 12'5" x 22'1" | 263 sq ft
- Primary: 12' x 20'7" | 220 sq ft

BASEMENT

- 2pc Bath: 5'2" x 11' | 56 sq ft
- Storage: 14' x 34'3" | 415 sq ft
- Storage: 23'2" x 44'11" | 662 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: 1227.26 sq ft

BASEMENT (Below Grade)

Interior Area: 1207.59 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1227.26 sq ft



PERMIT NUMBER:

14603S

MUNICIPALITY OF THE

TOWN OF HUNTSVILLE

37 Main Street East, Huntsville Ont. P1H 1A1

Phone: 705-789-1751, Fax 705-789-6689 Email: mike.gooch@town.huntsville.on.ca

SEWAGE SYSTEM PERMIT

Building Code Act, R.S.O. 1992, Chapter 23, as amended

OWNER: Julia King

CONSTRUCTION CO: Dan Lupton

ISSUED BY: Mike Gooch

PROPNUM: 444206001609300

ADDRESS: 284 Lawrence Ave.

DATE ISSUE 30-Apr-03 CLASS: 4

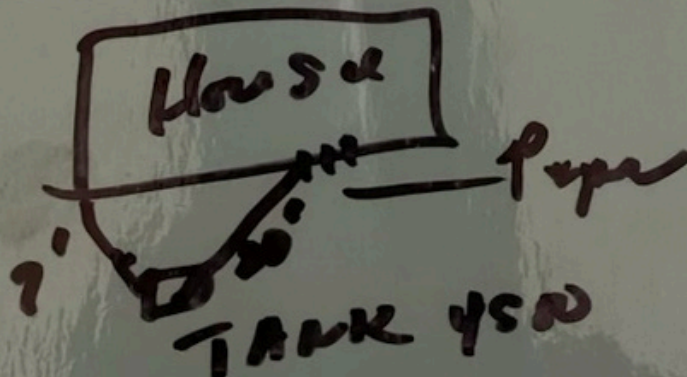
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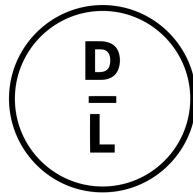
This permit is granted on the express condition of full compliance with all provisions of the BUILDING CODE ACT, R.S.O., 1992, Ch.23, and regulations made thereunder, and of any by-law or any amendment thereto of the Municipality, which in part, or in whole, regulates the structural requirements, the erection, alteration, location, use, etc., of buildings, unless otherwise specified, so provided for, and approved of in writing, by the Chief Building Official. This permit is subject to revocation pursuant to SubSection 8(10) of the Building Code Act.

REQUIRED SEWAGE SYSTEM INSPECTIONS

Subject to Section 2.4.5 of the Ontario Building Code, the person to whom the permit has been issued, is responsible for arranging the following inspections:

- _ 1. Readiness to Construct the Sewage System
- _ 2. Substantial completion, prior to backfilling
- _ 3. Completion of Sewage System





DAVE LESLIE

REAL ESTATE GROUP

 705-380-3834

 INFO@DAVELESLIE.CA

 DAVELESLIE.CA



COLDWELL BANKER

THOMPSON REAL ESTATE
BROKERAGE