

# \$939,000 - 235 CONCESSION 4 & 5 WEST

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## Listing ID: 40548812

**\$939,000**

5 Bedrooms, 3 Bathrooms, 2800

Single Family

235 CONCESSION 4 & 5 WEST,

Huntsville, Ontario, P1H2J3

Love where you live. Thoughtfully designed home in Muskoka on a rare, flat 1.9 acres on a quiet dead end road. Year round town maintained & plowed street 8 mins from the charming town of Huntsville for festivals, shopping & restaurants. Explore Lake of Bays; only 5 mins to Baysville w/ beaches & boat launches. Custom built home features; 240v in garage for a heater, high ceilings, rounded corners, soffit lighting, b/i GENERAC system+ paved double wide driveway(2019) +wood burning Sauna('19). Let the kiddos forage along the trails through berry patches, wildflower fields & apple trees in a safe, park-like backyard. Enjoy s'mores around the landscaped fire pit made from locally sourced granite('19). South facing windows in the grand room, dining & kitchen for all day sun & passive heat + Screened in Muskoka Room for sunset dinners. Main floor primary bedrm boasts an electric fireplace, walk-in closet, & 4 pce bathrm w/ upgraded ceramic shower & glass door('20) that basks in afternoon sunlight. Custom kitchen('19) complete w/ THOR 6 burner propane stove, soft close cabinets & drawers, LED under cabinet lights, pot drawers, quartz backsplash & counters w/ added breakfast bar that everyone gravitates to. The eat-

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kitchen has a walkout ('19) to a South facing deck to enjoy sun all day. Bonus main floor office/dining rm w/ hardwood floors. Main floor laundry room-New Washing machine('24). Convenient mudroom off garage w/ b/i shelves. Upstairs you have 2 big bedrms w/ double closets & a 4 piece bathrm. Finished basement features 2 more large bedrms, a cozy theatre room & even a games room. Tons of storage + a cantina too! Paved driveway('19) fits 7+ cars & a great basketball/hockey game. +Extra parking; 2nd lawn driveway is gated for the RV or boats! Live the Self sufficient life here with your own vegetable gardens, berry patches, cherry & apple trees. Propane tank Rental; \$67.80 /yr, HWT rented. Utilities: Hydro- \$120-185/mo. Propane \$190-\$300 Nov-Apr. STARLINK high speed.  
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Last Modified: 27/04/2024 03:41:32 PM  
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