

\$3,499,000 - 143 South Drive, Huntsville

MLS® #40707037

\$3,499,000

0 Bedroom, 0.00 Bathroom, 2,764 sqft

Other on 5.67 Acres

Stisted, Huntsville, Ontario

Live, Work and Play on this Commercially Zoned 5+ Acre Property situated on the popular Shores of Lake Vernon. This 5 Bedroom, 2 Bathroom year round home or cottage offers South West views and access to miles of boating on Vernon, Mary, Fairy and Peninsula. Approximately 20 minutes drive by land or 20 minutes boat to downtown Huntsville where you will find great shopping, restaurants, events and attractions. The property is zoned CS4 (Marina) which would allow for a multitude of uses including but not limited to a fully functional Marina, Outdoor Storage, Restaurants and Retail. The owner currently rents out 35 boat slips per season for added rental income. The lower walkout level boasts a large living area, kitchen, dining space, bathroom and bedroom. Upper level is complete with 4 additional Bedrooms and 4 piece Bathroom and a newly built Muskoka sitting room completed in 2017 with beautiful pine walls and a glass rail deck system providing spectacular lake views. Decks, patios and a stone fire pit area offer many outdoor areas to entertain friends and family. A bunkie at lakeside offers additional sleeping and storage. The 3 Bay newly built Garage is every car and toy enthusiasts dream with lots of space for storage, entertaining or workshop space. The owner has created a large parking area for boat slip rental guests and remaining acreage is flat, maintained and ready for future development. Owner recently updated water system to include U/V Filtration, water softener



and sediment/tanin filters. (id:6289)

Essential Information

Listing #	40707037
Price	\$3,499,000
Bathrooms	0.00
Square Footage	2,764
Acres	5.67
Type	Other
Sub-Type	Freehold

Community Information

Address	143 South Drive
Subdivision	Stisted
City	Huntsville
Province	Ontario
Postal Code	P1H2J2

Amenities

Utilities	Telephone
Features	Southern exposure, Crushed stone driveway
Parking	Detached Garage
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront

Interior

# of Stories	2
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Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office	RE/MAX ERIE SHORES REALTY INC. BROKERAGE
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