

\$3,499,000 - 143 South Drive, Huntsville (stisted)

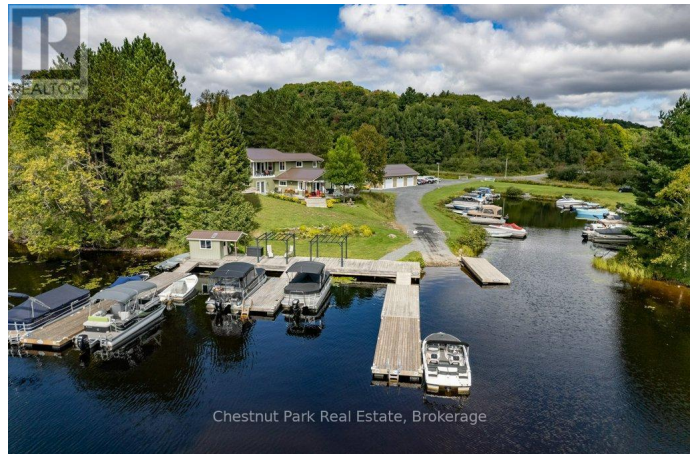
MLS® #X12023781

\$3,499,000

5 Bedroom, 2.00 Bathroom,
Single Family on 289.00 Acres

Stisted, Huntsville (stisted), 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. Less than 20 minutes to downtown Huntsville by car or by boat 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 36 boat slips per season. The lower walkout level boasts a large living area, kitchen, dining space, bathroom and bedroom. Upper level is complete with 4 additional Bedrooms, a 4 piece Bathroom and a newly built Muskoka 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. 8-10 feet of clear water at end of main dock. The 3 Bay newly built 2000 square foot Garage is every car and toy enthusiasts dream with in-floor heating and tons of space for vehicles, a workshop or entertaining. The owner has created a large parking area for boat slip rental guests and remaining acreage is flat, maintained and ready for future development. Multitude of



Essential Information

Listing #	X12023781
Price	\$3,499,000
Bedrooms	5
Bathrooms	2.00
Acres	289.00
Type	Single Family
Sub-Type	Freehold

Community Information

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

Amenities

Utilities	Electricity
Features	Sloping, Open space, Dry
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2
View	View, View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, Garage door opener remote(s)
Heating	Propane Baseboard heaters
Cooling	None
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Exterior Features	Landscaped
Foundation	Block, Insulated Concrete Forms, Slab

Listing Details

Listing Office	Chestnut Park Real Estate
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