

# \$199,800 - 3 - 538 Muskoka Road N, Huntsville (chaffey)

MLS® #X12362188

**\$199,800**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.00 Acres

Chaffey, Huntsville (chaffey), Ontario

An exceptional opportunity awaits with this newly severed, R2-zoned lot nestled in the heart of town. This level, construction-ready parcel boasts an existing driveway and is ideally suited for a custom single-family residence or an income-generating duplex. All essential services-including municipal water and sewer, natural gas, and high-speed fiber internet are available at the lot line for convenient future connection. Perfectly positioned within walking distance to Spruce Glen Public School and Huntsville District Memorial Hospital, Arrowhead Provincial Park is a short five-minute drive away, and Algonquin Park is only minutes away. A robust, certified daycare is just steps away on Chaffey Township Road, ideal for growing families. This prime location offers both lifestyle and practicality. Access to the property is provided via an easement (Part 7 on the survey) from Muskoka Road 3 North, ensuring seamless entry through the adjacent property. A rare find in a sought-after area build your dream here. (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | X12362188   |
| Price     | \$199,800   |
| Bathrooms | 0.00        |
| Acres     | 0.00        |
| Type      | Vacant Land |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3 - 538 Muskoka Road N |
| Subdivision | Chaffey                |
| City        | Huntsville (chaffey)   |
| Province    | Ontario                |
| Postal Code | P1H1C8                 |

## Amenities

|           |                                     |
|-----------|-------------------------------------|
| Utilities | Cable, Electricity, Wireless, Sewer |
| Features  | Open space, Dry, Level              |
| Parking   | No Garage                           |

## Exterior

|                 |                              |
|-----------------|------------------------------|
| Lot Description | 51.7 x 102 FT under 1/2 acre |
|-----------------|------------------------------|

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | SUTTON GROUP-ADMIRAL REALTY INC. |
|----------------|----------------------------------|



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