

\$799,000 - 529 Balsam Chutes Road, Huntsville (stephenson)

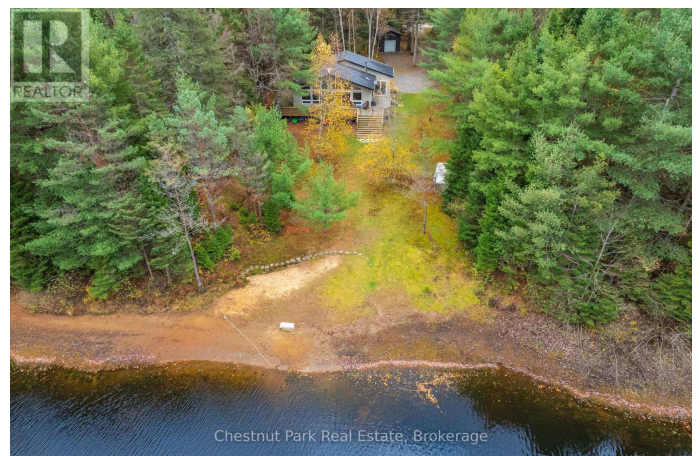
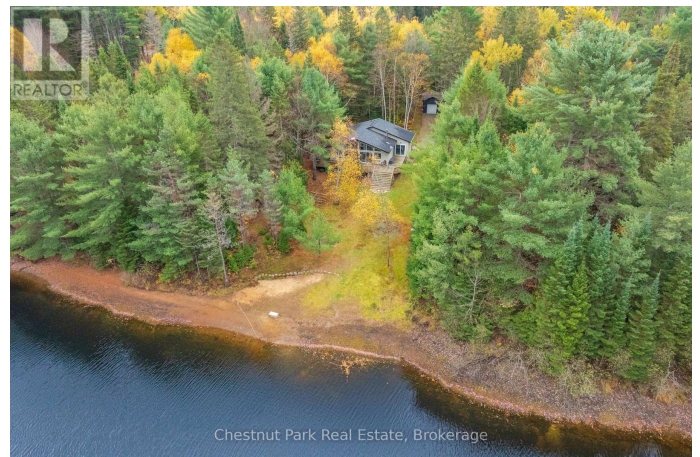
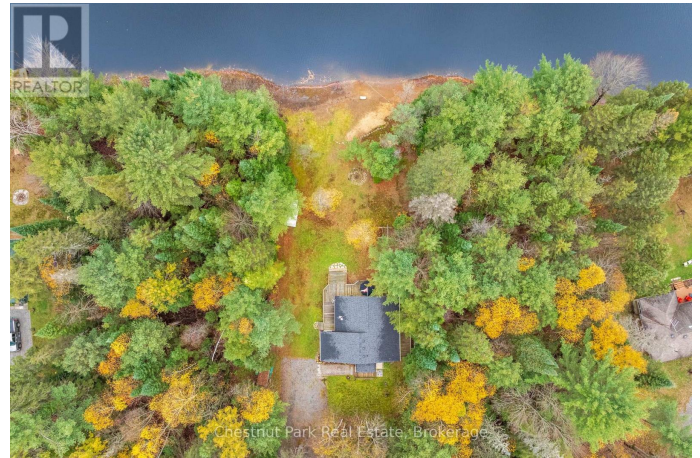
MLS® #X12487529

\$799,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Stephenson, Huntsville (stephenson), Ontario

Welcome to 529 Balsam Chutes Road - a thoughtfully updated, turn-key home or cottage where the best of Muskoka living awaits. Nestled along the serene North Branch of the Muskoka River, this 3-bedroom, 1-bathroom retreat offers year-round comfort and a seamless connection to nature. Inside, the signature Viceroy design showcases open-concept living with expansive windows that frame peaceful river views and fill the space with natural light. Two of the three bedrooms feature walkouts to the wrap-around deck - the perfect place to enjoy your morning coffee, entertain friends, or simply take in the quiet beauty of the surrounding landscape. The cozy wood stove adds warmth and ambiance, while a 2019-installed heat pump provides efficient comfort throughout the seasons, supported by baseboard heat for added peace of mind. The bathroom, renovated in 2018, includes heated floors - a thoughtful touch of everyday luxury. The crawl space (5ft height) has been spray-foam insulated and offers ample easily accessible storage for seasonal items, outdoor gear and utilities - ensuring the home remains both functional and efficient. A detached insulated garage/shed adds even more versatility, providing the perfect space for storage, tools, toys, or hobbies. Outside 100 feet of frontage and flat terrain make accessing the river effortless. The DockinaBox system (new in



2019) provides a ready made space to swim or simply relax by the water and let life slow down. Enjoy a sandy beach and gentle entry, ideal for families and guests alike. Located in a quiet, natural setting with year-round road access, 529 Balsam Chutes Road is equally suited as a permanent Muskoka home or a peaceful weekend escape. Move in, unpack, and start making memories - everything you need to enjoy life by the river is already here. (id:6289)

Essential Information

Listing #	X12487529
Price	\$799,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	529 Balsam Chutes Road
Subdivision	Stephenson
City	Huntsville (stephenson)
Province	Ontario
Postal Code	P0B1L0

Amenities

Features	Wooded area, Dry, Level, Sump Pump
Parking Spaces	11
Parking	Detached Garage, Garage
# of Garages	2
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
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Heating	Electric, Other, Wood Baseboard heaters, Heat Pump, Not known
Cooling	Wall unit
Fireplace	Yes
Has Basement	Yes
Basement	Separate entrance

Exterior

Lot Description	100 x 247 Acre 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office	Chestnut Park Real Estate
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