



Price: \$1,799,000	MLS® #: 444202000603900
Status:	PIN #:
Legal Descr.: CONC. 1, PT. LOT 32, RP RD654 PART 7 T/W DM212233 EXCEPT 35R3059, TOWNSHIP OF CHAFFEY, TOWN OF HUNTSVILLE, DISTRICT OF	
Address:	
City:	HUNTSVILLE, P1H 1A9
Side of Road:	East
Lot Size:	90X182X99X144 / .39 AC.
Square Footage:	3,956
Ttl Liv Sq Ft.:	5,756
S.R.A.:	N/A
District:	HV
Sub-Dist:	CHAFF
Zoning:	RES/R1
Occupancy:	Vacant
List.Date:	Possession: IMMEDIATELY

PENINSULA LAKE	
Water Frontage: 90.00	Exposure: South East

Realtor Remarks Executive, 7 bedroom/7 bath home on the shores of Peninsula Lake. Stunning southeast exposure with multiple balconies and extensive docking from the level entry, child-friendly shoreline. Gleaming hardwood floors and finest of interior finishes and workmanship. Features include: in-floor radiant heat, town water and sewers, stone gas fireplace, separate dining room, built-in appliances, granite countertop and a 3 car garage. Large principal rooms. Situated between Hidden Valley and Deerhurst Resort, it puts you right in the hub of fine dining, professional golf courses and excellent entertainment facilities. Literally a short walk across the street to the golf course at Deerhurst Resort. In an area of only five fine homes on a dead-end road. Very private. Available immediately. Easy to show.

Type: Single Family	Heating: Natural Gas, Central Air	Exterior: Shingles, Wood, Stone
Style: 2 Storey, Cape Cod	Garage Type: Attached, Triple, Door Opener	Driveway: Paved
Title to Land: Freehold	Water: Municipal	Foundation: Block, Full, Fully Finished
Property Size: Under 0.5 Acres	Sewer: Municipal	Int.Features: Central Air, Central Vacuum, Air Exchanger, Alarm System, Whirlpool Tub, Ensuite, Fireplace-Gas, Hardwood Flrs
Land Features: Landscaped, Level, Wooded/Treed, Golf Course, Waterfront	Services: Electricity, Telephone, Natural gas	Ext. Features: Balcony, Deck, Dock
Access: Year Round Municipal Road	Rental Equipm.: Wood, Ceramic/Marble	Roof:
WF Features: Water Frontage	Flooring: Storage Building	
	Accessory Buildings:	

Inclusions Fridge, counter top stove, B.I. ovens, dishwasher, washer, dryer, 2 upright freezers, wine fridge.
Exclusions

Bedrooms: 7	Sign: Yes	UFFI: SPIS: Acknowledged	Garage: Yes	Gar.Details: ATTACHED TRIPLE LAKE
Bathrooms: 6 \ 1	Lockbox: Yes	Road Type: Municipal	Waterfront: Yes	Body of Water Type: LAKE
Rental Income: POTENTIAL		Survey: Yes		
Year Built: 2004				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	24X14'3	2ND FLOOR	BEDROOM	15X14'6
MAIN FLOOR	KITCHEN	21X15'2	LOWER LEVEL	FAMILY ROOM	23'6X14'1
MAIN FLOOR	DINING ROOM	17'4X14'2	2ND FLOOR	DEN/OFFICE	14'2X8'5
MAIN FLOOR	MASTER BEDROOM	21'10X18'8	MAIN FLOOR	FOYER	13'3X7
2ND FLOOR	BEDROOM	20X14	LOWER LEVEL	STORAGE	11X8'6
2ND FLOOR	BEDROOM	19'9X14	LOWER LEVEL	UTILITY	40'5X13'3
2ND FLOOR	BEDROOM	12'8X12'10	MAIN FLOOR	LAUNDRY	107X7

Taxes: **\$13478 (2010)** Full Assessed Value: **\$1,036,000.**

Seller Name: Home Tel.: Bus.Tel.:

Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage, Port Carling** Listing Agent: **RICHARD SCULLY 705-765-6677**

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