

\$520,000 - 143 BALSAM CHUTES Road

Listing ID: 40628514

\$520,000

3 Bedrooms, 1 Bathrooms, 0.4 acres

Single Family

143 BALSAM CHUTES Road, Huntsville,
Ontario, P0B1L0

Welcome to this charming 3-bedroom, 1-bathroom raised bungalow, perfectly nestled in a quiet rural setting just a stone's throw from the Muskoka River. This turn-key home, built in 2011, is ideal for small families, seniors, or first-time buyers seeking a peaceful rural residence with modern conveniences and quick access to town. The home boasts a warm and inviting feel right from the entrance, with elevated ceilings blending throughout the entrance and living room. Up a small set of stairs, you will find a large kitchen with freshly renovated counters, a modern backsplash, and an updated sink. The kitchen flows seamlessly from the living room to the dining area and a second seating space. The 4-piece bathroom has also been recently updated. With large windows throughout the home, you find plenty of natural light filling each room. A significant benefit of this rural location is having full access to fibre optic internet, ensuring you stay connected whenever at home. The spacious deck on the side of the house invites you to relax and enjoy the outdoors, while the landscaped yard, complete with a fire pit, offers a perfect setting for gatherings and relaxing evenings. The home has been meticulously maintained, including fresh exterior paint

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and added cedar shake accents. Recent improvements include a new propane furnace, central air, and hot water tanks, providing comfort and efficiency year-round. Additional features include a convenient crawl space for extra storage and a versatile 16x16 workshop in the backyard, equipped with a woodstove, making it ideal for hobbies or projects. Enjoy close access to HWY 11 and take advantage of the nearby Balsam Chutes on the Muskoka River, where you can swim and take in the beauty of a small waterfall. Outdoor enthusiasts will appreciate the proximity to ATV and side-by-side trails, adding to the appeal of this charming rural retreat.
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