

# **\$899,900 - 1 KIRBYS Way**

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## **Listing ID: 40628632**

**\$899,900**

7 Bedrooms, 4 Bathrooms, 3545

Single Family

1 KIRBYS Way, Huntsville, Ontario,

P1H2M6

Welcome to One Kirby's Way, a centrally located gem in the heart of Huntsville and Muskoka Lakes, nestled in a private community. Built in 2001, this spacious two-story home offers nearly 4,000 sq. ft. of living space, featuring 7 bedrooms and 4 bathrooms, making it perfect for family living and entertaining. The open-concept layout, cathedral ceilings, and abundant natural light flowing through oversized windows create a welcoming atmosphere. Zoned residential and sitting on 0.22 acres, this property boasts an attached garage with two parking spaces, plus additional driveway parking for four vehicles. Inside, you'll find a large family room, a separate dining room, and newer stainless steel appliances in the gourmet kitchen. The finished lower level offers in-law capability with a rec room, two additional bedrooms, and a four-piece washroom, ideal for creating separate spaces for teenagers, parents, or employees. Enjoy the fully fenced yard with a multi-level deck amidst the pine trees, perfect for outdoor gatherings, and a cozy fireplace in the corner for those cozy fall nights. Conveniently located near golf courses, hospitals, schools, bus routes, and the natural beauty of numerous, popular

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Muskoka lakes. Outdoor enthusiasts will appreciate easy access to activities like hiking, canoeing, and skiing and golf, as well as nearby Hunter's Bay Trail, Lake Vernon, and Arrowhead Park. Watch sunrises and sunsets from the comfort of your home in this picturesque setting offers both comfort and convenience. This home is built by Reid's Heritage Homes and was the 'show home' of the neighbourhood with many upgrades, newer stainless steel appliances enhance the entertaining kitchen. This prime location provides the best of both worlds for families, extended families, or as an investment opportunity, offering a mature lot and an urban setting within walking distance to downtown Huntsville. Don't miss the opportunity to make this magnificent property your own. (id:50245)

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