

Just Listed

1363 WILLIAMSPORT ROAD
HUNTSVILLE, ON



Welcome to
1363 Williamsport Road

Tucked away on a 2.5 acre escape, this custom-built Scandinavian hand scribe log home welcomes you with its soul-soothing blend of rustic elegance and modern comfort. Despite its incredible privacy, this home is in the vibrant community of Huntsville, Muskoka, surrounded by natural beauty, this one-of-a-kind retreat offers a life where every day feels like a getaway. Masterfully crafted by Little Log Homes in 2020 for the current owner, this remarkable property showcases massive hand-hewn logs, soaring ceilings, and an impressive log entry covered porch that immediately sets the tone for the craftsmanship within. Huntsville is the largest community in Muskoka offering charming shops, restaurants, golf courses, live theatre & access to Arrowhead Park. Only 5 years old & meticulously maintained, this home is a rare opportunity to own a truly one-of-a-kind log home retreat. One minute to the Big East River, for casting a fishing line, or enjoying a peaceful paddle, and just minutes for a stroll alongside the Big East River to the historic Dyer Memorial. This property invites a slower pace and a deeper connection to nature. A truly unique home that blends character, comfort & the spirit of the outdoors. Bungalow floor plan with over 1800 sqft of living space on the main level second level. Main floor primary bedroom with 5pc ensuite bath & walk-in closet with 2 guest rooms, office & 3pc bath on second level. 2 pc powder room & laundry on main level. There are many extra features to this home to name a few; quartz counter tops, hot water on demand, central vac, central air, over-sized detached garage with extra high garage door, Generlink generator system to run entire home, 10' main floor ceilings, 9' second level ceilings, ICF foundation, 46' covered deck overlooking natural treed surroundings. Full walk-out basement with additional living space (663.50 sqft approx) - in-law suite capability with kitchenette, 3 pc bath with large family room. Snowmobile & ATV trail on Road at end of driveway.

*Experience the timeless beauty of this
custom log home !*













PROPERTY FEATURES & INFORMATION

- Scandinavian full hand scribe log home
- Stainless steel appliances
- Custom kitchen with quartz counter tops
- 10' ceilings – main level with cathedral ceiling in great room
- 14' pine beam ceilings on main level
- 9' ceilings – second level
- Full Generlink back-up generator system with Champion gas generator
- Central Air and Central Vac
- Starlink internet
- Oversized attached double garage with oversize garage door
- Large outdoor parking area for trailers and toys
- Finished living space in lower-level walk-out basement
 - Roxul insulation in ceiling for soundproof
- Year-round Town maintained Road and School Bus Route
- Snowmobile and ATV trail on road at end of the driveway
- Exterior siding on upper level is maintenance free - Novex vinyl cedar guaranteed for 70 years
- Viqua Water treatment system – UV filter, charcoal and sediment filter
- Hot water on demand
- Air exchanger
- Propane forced air furnace
- Drilled well 220' deep / 10gpm (please note that well to right of garage is not active)
- ICF foundation

Inclusions

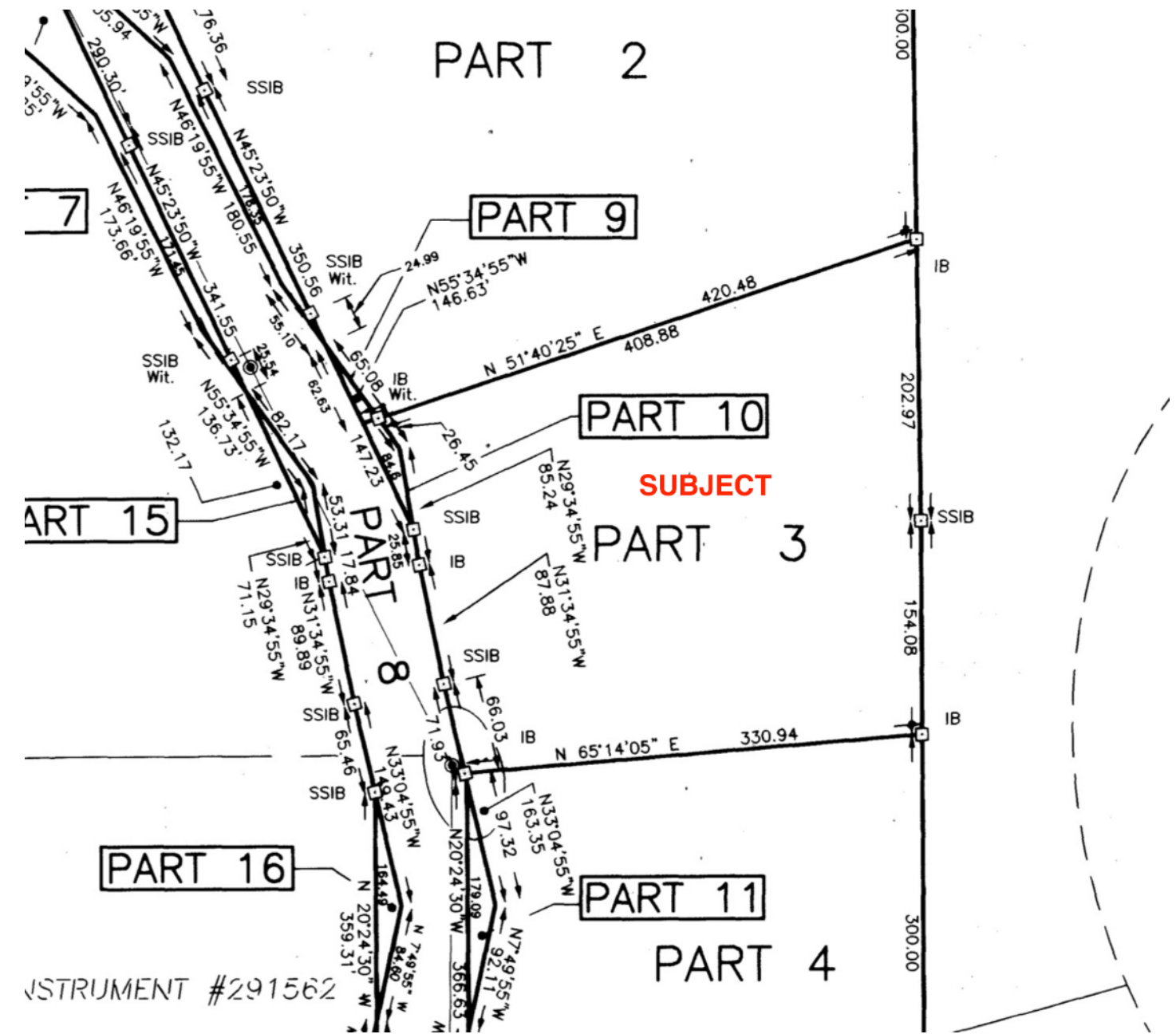
- WIFI antenna included to extend signal
- Starlink internet equipment
- Champion gas generator 11250/9000 watts
- Electric fireplace in living room
- All appliances, including two freezers in garage
- All window coverings

Rental Equipment

- Hot water on demand - Reliance Home Comfort - \$1,015/year billed monthly
- Propane tank – Superior Propane

Utility Costs

- Starlink \$14/m + tax
- Satellite TV dish – Shaw
- Propane (2024) – tank rental included \$2,136.40
- Hydro (2024) - \$1,737.55



TAXES

\$4,395.47 (2025)

LOT SIZE

2.57 acres

SQUARE FOOTAGE

1,844 above grade | 1,215 below grade

CLOSING DATE

Flexible

#BEDROOMS

3 plus office

BATHROOMS

5pc primary ensuite main level
 2pc powder room main level
 3pc upper level
 3pc lower level





DAWN MASHINTER
Sales Representative ABR®, SRS, CSA, RSPS

D: 705.571.2534 | O: 705-765.6867 | E: dawnmash@vianet.ca



Chestnut Park® Real Estate Limited, Brokerage | [chestnutpark.com](https://www.chestnutpark.com)
110 Medora Street, Box 444 | Port Carling, ON P0B 1J0