



Welcome to 802 Williamsport Road

Welcome to your PRIVATE oasis in beautiful Huntsville/Muskoka. Set on over an acre of private, well-screened land on a year-round town-maintained road, this recently updated 4-bedroom, 2 bathroom family home located in a rural setting located 10 minutes to centre of Town. This area is known for higher end custom built homes and the School bus picks up the kids up at the end of the driveway. Huntsville offers all the amenities you could ever need including; the Algonquin Theatre, hi-end golf courses, Hospital and Hidden Valley Ski Hill. Enjoy a bright main floor with NEW open-concept kitchen with NEW appliances, large island, custom pull-outs, heated mudroom floor, and walkout to an entertaining deck with glass railings, pool, and new 6-person hot tub. All NEW flooring on main level accenting the versatile layout. The lower level offers a family room with wood fire-place insert and walk out with separate TV or games area, 4th bedroom, cedar spa bathroom, laundry and storage. There is potential for an in-law suite here. Double attached garage with interior entry, EV level 2 charger with large detached insulated & heated workshop garage. Bell Fibe internet & TV, NEW 22 kW whole-home generator, NEW on-demand hot water (propane), NEW high efficiency furnace (propane), security cameras, BBQ gas line plumbed in, and much more. Close to Big East River, Dyer Memorial walking trails, Arrowhead Provincial Park, and Harp Lake sand beach and boat launch. The west gate to Algonquin Park is also close-by for day trips to explore wildlife, lakes and waterfalls. This is a great package and priced to sell.













PROPERTY FEATURES & INFORMATION

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- New kitchen
- New flooring on upper level
- Main bathroom renovated
- New standby generator 22kw
- New high efficiency furnace
- New whole home on-demand water heater (propane)
- Bell Fibe Internet and TV
- New 6 person Hydropool hot tub included
- Level 2 EV charger installed
- New washer, dryer, induction stove and fridge freezer - all LG smart appliances included
- Upright freezer and bar fridge in basement included
- New BBQ plumbed in
- Patio umbrellas included
- Smart switches for driveway and shop lights
- Security cameras
- Septic pumped summer 2025

UTILITY

- Hydro One – House \$150/m + \$72 for EV charger use
- Budget Propane - \$250/m

PROPERTY TAXES

- Interim 2026 - \$1,728.32 | \$3,456.64 (2025)

INTERNET & TV

- Bell Fibe Internet - \$117
- Bell Fibe TV - \$30

INCLUSIONS

All appliances, one garage door remote, two patio umbrella's, security camera's, Troy-Bilt Bronco 42B lawn tractor, Kubota L3430 tractor with attachments; front end loader, snowblower and box grader and all window coverings.

EXCLUSIONS

Personal items, Dracula pin ball machine, pellet stove in workshop, lawn tractor and Kubota tractor.



TOTAL: 2412 sq. ft
1st floor: 1230 sq. ft, 2nd floor: 1182 sq. ft
EXCLUDED AREAS: UTILITY: 162 sq. ft, GARAGE: 1230 sq. ft, DECK: 481 sq. ft,
WALLS: 250 sq. ft

FLOOR PLAN CREATED BY CLUB CASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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