

# \$1,175,000 - 8 DEERFOOT Trail

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## Listing ID: 40451027

**\$1,175,000**

3 Bedrooms, 3 Bathrooms, 2.88 acres

Single Family

8 DEERFOOT Trail, Huntsville, Ontario,  
P1H0A6

Beautiful light-filled home in upscale Woodland Heights subdivision is just a few minutes to Deerhurst resort and about a 10 minute drive to downtown Huntsville. The house is in excellent condition and was built in 2002. World class golf courses at Deerhurst and Grandview are just a few minutes away. Three bedrooms on the main floor, three bathrooms, main floor family room with gas (propane) fireplace, rec room on lower level with another gas (propane) fireplace and two walkouts to a deck, den/office and attached double garage (21' x 23') make this an ideal family home. Living room has an electric fireplace which is included in the sale. Hardwood floors in living room, dining room and family room. Primary bedroom has a walk-in closet (8'4 x 9'5) and a 4 pce ensuite bath. Two walkouts from the main level to two decks overlooking the ravine and two more walkouts to another deck on the lower level. Open concept kitchen/breakfast room/family room making for easy conversation while you cook that gourmet meal! Stainless appliances and granite counter tops in kitchen. Propane fireplaces in both the family room and rec room add warmth and ambiance. Lots of nature and wildlife. Just a short walk to the 100+ acre

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Nature Sanctuary for the exclusive use of Woodland Heights residents & Deerhurst guests and owners. From the brochure: Follow the trails to explore 5 km of mixed forest habitats, scenic views of wetlands and the opportunity to see Muskoka wildlife. Enjoy this tranquil setting with great respect for all of the elements of nature. Professional landscaping of subject and view to the forest and ravine in the back. This home has been well cared for and pride of ownership is evident. Very easy to show and shows well. Subject property goes right down the ravine to North Portage Road. The home has brick siding on three sides and vinyl just on the back of the house. Great value in a very popular area. If you're thinking of moving to Huntsville this could be the one. (id:49587)

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