

34 Florence Street W, Huntsville, Muskoka Lakes, Ontario, Canada, P1H 1V4



Property summary

0 Garages
 4 Bedrooms
 3 Bathrooms
 0 Half baths

2 Floors
 1,746 Gross living area sqft
 2,214 Total sqft

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Room dimensions

Floor 1

Total sqft: 1059

Living area: 877

#		Dimensions	sqft	Counted as living area
1	Laundry	8'1" x 9'0"	62 sq. ft	Yes
2	Primary Bedroom	13'7" x 13'4"	180 sq. ft	Yes
3	Eat-in Kitchen	13'7" x 8'2"	111 sq. ft	Yes
4	Living Room	12'6" x 13'8"	171 sq. ft	Yes
5	Bedroom	12'6" x 11'1"	134 sq. ft	Yes
6	W.I.C.	4'7" x 5'6"	25 sq. ft	Yes
7	Porch	23'2" x 7'10"	182 sq. ft	No
8	Hall	3'5" x 6'9"	23 sq. ft	Yes
9	Bath	7'3" x 5'2"	37 sq. ft	Yes

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Room dimensions

Floor 2

Total sqft: 1155 Living area: 869

#		Dimensions	sqft	Counted as living area
10	Deck	27'1" x 9'2"	278 sq. ft	No
11	Living Room	12'8" x 13'4"	169 sq. ft	Yes
12	Hall	2'8" x 9'4"	25 sq. ft	Yes
13	Bath	6'2" x 5'3"	32 sq. ft	Yes
14	Bedroom	9'8" x 11'8"	113 sq. ft	Yes
15	Bath	13'5" x 5'3"	71 sq. ft	Yes
16	Primary Bedroom	13'5" x 11'8"	157 sq. ft	Yes
17	Eat-in Kitchen	13'9" x 13'4"	172 sq. ft	Yes

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1 Floor 1 - Laundry



Dimensions: 8'1" x 9'0"
Area: 62 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Primary Bedroom



Dimensions: 13'7" x 13'4"
Area: 180 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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3 Floor 1 - Eat-in Kitchen



Dimensions: 13'7" x 8'2"
Area: 111 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 1 - Living Room



Dimensions: 12'6" x 13'8"
Area: 171 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Bedroom



Dimensions: 12'6" x 11'1"
Area: 134 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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6 Floor 1 - W.I.C.



Dimensions: 4'7" x 5'6"
Area: 25 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

7 Floor 1 - Porch



Dimensions: 23'2" x 7'10"
Area: 182 sq. ft
Counted as living area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Hall



Dimensions: 3'5" x 6'9"
Area: 23 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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9 Floor 1 - Bath



Dimensions: 7'3" x 5'2"
Area: 37 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

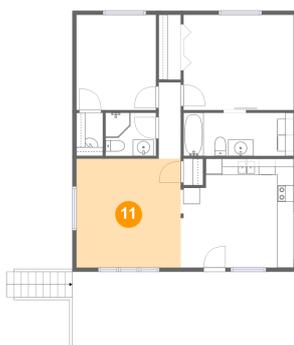
10 Floor 2 - Deck



Dimensions: 27'1" x 9'2"
Area: 278 sq. ft
Counted as living area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Living Room



Dimensions: 12'8" x 13'4"
Area: 169 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**34 Florence Street W, Huntsville, Muskoka Lakes,
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12 Floor 2 - Hall



Dimensions: 2'8" x 9'4"
Area: 25 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 2 - Bath



Dimensions: 6'2" x 5'3"
Area: 32 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

14 Floor 2 - Bedroom



Dimensions: 9'8" x 11'8"
Area: 113 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**34 Florence Street W, Huntsville, Muskoka Lakes,
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15 Floor 2 - Bath



Dimensions: 13'5" x 5'3"
Area: 71 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

16 Floor 2 - Primary Bedroom



Dimensions: 13'5" x 11'8"
Area: 157 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 2 - Eat-in Kitchen



Dimensions: 13'9" x 13'4"
Area: 172 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No