

\$1,895,000 - 42 ROYAL OAK Crescent

Listing ID: 40309932

\$1,895,000

5 Bedrooms, 4 Bathrooms, 1.71 acres

Single Family

42 ROYAL OAK Crescent, Huntsville,
Ontario, P1H0A8

Welcome to 42 Royal Oak Crescent located in the well known community of Woodland Heights, 10 minutes from Downtown Huntsville. With Deerhurst Resort, golf & skiing all close by there is no shortage of amenities. Situated on a wooded 1.7 acres, you have the best of both worlds in terms of privacy and proximity to Huntsville. This community even has its own Nature Sanctuary offering 200 acres of protected forest including its own trails. The home itself, built in 2018, offers main floor living along with a finished lower level. Walking up to the front entrance of the home are beautiful custom Muskoka granite stairs. Entering the home you are greeted by a generous entrance way and a double closet. The WOW factor is evident as you carry into the living room area with vaulted ceiling, a propane fireplace, built-in custom shelving, shiplap wall accents and a walk out to the tranquil Muskoka Room. The Muskoka room floor has been spray foamed adding an extra layer for more seasonal enjoyment. The kitchen is outstanding starting with the grand island perfect for everyday entertaining, walk in pantry, stainless steel appliances and lots of storage space. The dining room overlooks the forest, complimenting the custom cabinets

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and bar area to finish off the space, tying in the entire kitchen and dining room area. Continuing on the main level are 11ft. ceilings, 3 bedrooms including the primary with a propane fireplace and its own stunning ensuite with double sinks, and a glass shower. All bathrooms with the exception of the 2 piece have heated floors. The lower level consists of large family room area including a cozy propane fireplace, full 4 piece bathroom and two more bedrooms. Finishing the lower level is ample storage space. Moving outside to the home, walk off the back deck to the landscaped grounds including a fire pit area - a Muskoka must! The three car attached garage is yet another fine feature. This home has it all, with nothing more to do.
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