

18 CAMPUS Trail Unit #102, Huntsville, Ontario P1H 0E5

Listing

Member Full
Active / Residential

Listing ID: 40510305
 List Price: \$699,000.00



Muskoka/Huntsville/Huntsville 1 Storey/Apt/Apartment/Condo Unit/Attached

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (2 + 0)**
 AG Fin SqFt Range: **1001 to 1500**
 AG Fin SqFt: **1,334/Plans**

Ownership Type: **Condominium**
 Tax Amt/Yr: **\$0.00/2023**
 Condo Fee/Freq: **\$432.00/Monthly**

ARN/PIN: 0 / 0
 Legal: Unit 2 Level 1 Suite 102. Awaiting final registration and legal description.

Remarks/Directions

Public: **This brand new beautiful sprawling two bed plus den condo is located in the newest premiere condo development in Huntsville, the Alexander at Campus Trails. You will be immediately impressed by the clear quality of craftsmanship upon entry and continue to be wowed as you meander through the building and into the unit. Pristine and brand new, this unit has never been occupied and offers a spacious and accessible open floor plan with numerous builder upgrades including shaker style cabinetry, quartz counters, roxten laminate floors, raised electrical outlets, widened interior doorways, walk-in showers and glass railings on the balcony. With 1334 square feet of living space, the revised floor plan has been thoughtfully amended to provide optimum enjoyment of the spaces day to day. The campus trails development is a curated neighbourhood focused on providing ease and convenience of living with pharmacy and medical offices and the hospital adjacent. The increasingly popular and growing community of Huntsville is consistently proving to be a desired destination by many with the endless recreation, dining, arts and culture and leisure options available. Many kilometers of walking, hiking and biking trails are easily accessible from this location as well as Hidden Valley Ski Area, Arrowhead and Algonquin Parks and countless lakes and rivers creating a beautiful backdrop to a sought-after lifestyle.**

REALTOR®: **This is a newly built property, the taxes and assessment not yet complete, as well as ARN/PIN.**

Directions to Property: **Muskoka Road 3 to Campus Trail to #18 "The Alexander"**

Common Elements

Common Element/Condo Amenities: **BBQs Permitted, Elevator**

Condo Fees: **\$432.00/Monthly**

Condo Fees Incl: **Building Insurance, Building Maintenance, Common Elements, Decks, Ground Maintenance/Landscaping, High Speed Internet, Natural Gas, Private Garbage Removal, Property Management Fees, Snow Removal, Water**

Locker: **Exclusive/4**

Pets Allowed: **Yes**

Prop Mgmt Co: **Icon**

Building Name: **The Alexander**

Balcony: **Open**

Condo Corp #: **103**

Condo Corp Yr End:

Exterior

Exterior Feat: **Balcony, Controlled Entry, Year Round Living**

Construct. Material: **Stone, Wood**

Shingles Replaced:

Year/Desc/Source: **//**

Property Access: **Municipal Road**

Garage & Parking: **Underground Parking//Covered Parking//Exclusive Parking, Heated, In/Out Parking, Inside Entry, Reserved/Assigned**

Parking Spaces: **1**

Parking Level/Unit:

Services:

Water Source: **Municipal**

Location: **Urban**

Area Influences: **Hospital, Schools, Shopping Nearby**

Topography:

Restrictions:

Foundation: **ICF**

Driveway Spaces: **0.0**

Parking Assigned: **102**

Water Tmnt:

Lot Irregularities:

Roof: **Flat**

Prop Attached: **Attached**

Apx Age: **0-5 Years**

Rd Acc Fee:

Garage Spaces: **1.0**

Licen Dwelling:

Sewer: **Sewer (Municipal)**

Land Lse Fee:

Fronting On: **South**

Exposure: **North**


Interior

Interior Feat: **Built-In Appliances, Elevator, ERV/HRV, Intercom**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**
 Access Feat: **Doors Swing In, Elevator, Hard/Low Nap Floors, Level within Dwelling, Open Floor Plan, Roll-In Shower, Wheelchair Access**
 Laundry Feat: **In-Suite, Laundry Room**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Stove, Washer**





Property Information

Common Elem Fee: **No**
 Legal Desc: **Unit 2 Level 1 Suite 102. Awaiting final registration and legal description.**
 Zoning: **UR-Medium**
 Assess Val/Year: **\$0/2023**
 PIN: **0**
 ROLL: **0**
 Possession/Date: **30 - 59 Days/**
 Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Vacant**
 Deposit: **5%**

Marketing

Showing Requirements: **Showing System**
 Showings: 
 Showing Remarks: **Book through ShowingTime. Lockbox is on side door to left of main entrance.**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **See Remarks /**
 Sign on Prop: **No**
 Possession: **30 - 59 Days**

Brokerage Information

List Date: **11/10/2023** Expiration Date: **02/10/2024** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS:
 Buyer Agency Compensation Remarks: **2.5% + HST** Contact After Expired: **No**
 Assignment Of Listing: Special Agreement: **No**
 Offer Remarks: **Please include Schedule B with any offer. 48 hour irrevocable on all offers.** HST Applicable to Sale: **No**
 Original List Price: **\$734,000.00**
 List Brokerage: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)  Brkge #: **705-789-4957**
 List Salesperson: [Jessica Brown, Salesperson](#)  Direct #: **705-571-0882**
 Email: jessicabrown@vianet.ca L/SP Cell: **705-571-0882**
 List Brokerage 2: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)  Phone: **705-789-4957**
 List Salesperson 2: [Victoria Darling-Wadel, Salesperson](#)  Phone: **705-571-2852**
 Email: vdarling@vianet.ca L/SP2 Cell: **705-571-2852**

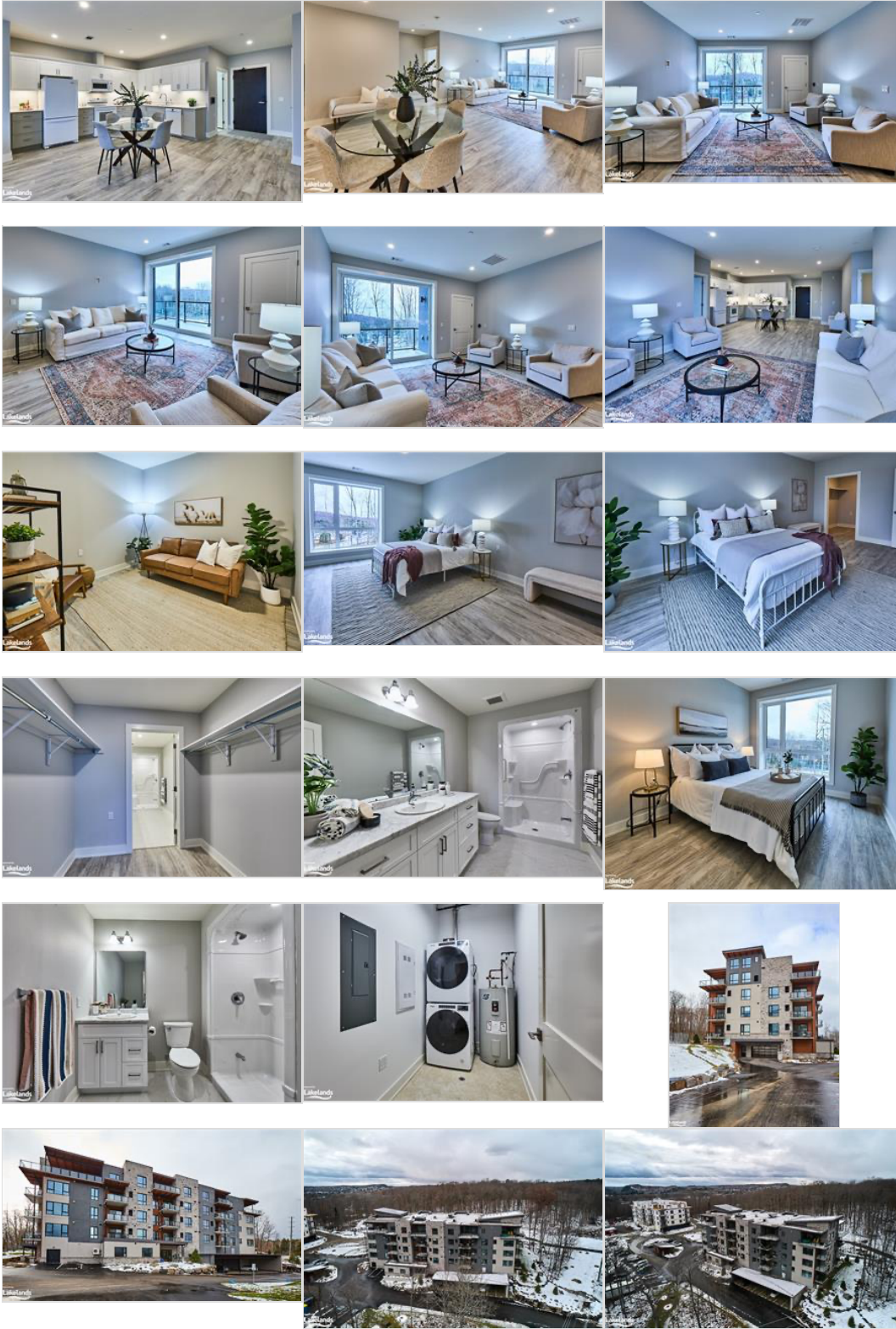
Confidential for REALTORS® Only
 Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jessica Brown, Salesperson
 Date Prepared: 01/24/2024

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Photos

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