

24 DEERHURST Drive Unit #301, Huntsville, Ontario P1H 1A9

Listing

Listing ID: 40522288
List Price: \$515,000.00



Muskoka/Huntsville/Chaffey 3 Storey/Apartment/Condo Unit/Attached

Water Body: **Peninsula Lake**
 Type of Water: **Lake**

	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: **1,075/Other**

Ownership Type: **Condominium**
 Tax Amt/Yr: **\$3,287.45/2023**
 Condo Fee/Freq: **\$1,022.42/Monthly**
 Addl Monthly Fees: **\$0.00**

ARN/PIN: 444202000607913 / 488190013
Legal: UNIT 1,LEVEL 3,MUSKOKA CONDOMINIUM PLAN NO.19 AND ITS APPURTENANT INTEREST.... see realtor remarks for full legal description

Remarks/Directions

Public: **Amazing opportunity to add another piece to your Real Estate portfolio with this fantastic condo at the world-renowned Deerhurst Resort. Located in one of the original buildings, this unit offers a spacious floor plan with soaring cathedral ceilings opening to your view over the sparkling pool and distant golf course backdrop. An exterior balcony gives an amazing option to enjoy the outside right from your unit. Two large bedrooms and two baths are offered in this condo with convenient in-unit laundry and an open-concept gathering space. Deerhurst resort offers endless recreational activities and is nestled on the pristine shores of Peninsula Lake, a part of Huntsville's premiere lake chain offering 40 miles of boating. Restaurants, indoor and outdoor pools, extensive sports options and access to two golf courses are just some of what this resort environment has to offer. Directly beside Hidden Valley Highlands ski area, this is truly a year-round hub to keep you busy throughout the seasons. 10 minutes to the vibrant and growing community of Huntsville and all of it's offerings, this popular location is never going to go out of style. The flexible rental program offers a great option for future revenue if you won't have year-round use for the condo and the resort can take care of all the details for you. This is a turnkey offering and anytime of year is the right time to just move in and start your journey into living and playing in the heart of Muskoka.**

REALTOR@: **UNIT 1,LEVEL 3,MUSKOKA CONDOMINIUM PLAN NO.19 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS:PCL 31196 SEC MUSKOKA; PT LT 32 CON 1 CHAFFEY PT17,18,19 35R10085, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT154320 AMENDED BY LT163393; HUNTSVILLE**

Directions to Property: **Highway 60 to Deerhurst Drive to Pen Lake Point Road to Deerhurst Maplehurst**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **Communal Waterfront Area, Pool, Tennis Court**
 Condo Fees: **\$1,022.42/Monthly**
 Condo Fees Incl: **Building Insurance, Building Maintenance, Cable TV, Common Elements, Ground Maintenance/Landscaping, High Speed Internet, Private Garbage Removal, Property Management Fees, Snow Removal**
 Locker: **In-Suite** Balcony: **Open**
 Pets Allowed: **Restricted** Condo Corp #: **MCC #19**
 Prop Mgmt Co: **Parcel** Condo Corp Yr End:

Waterfront

Waterfront Type: **Waterfront Community** Water View: **No Water View**
 Waterfront Features: **Beach Front, Stairs to Waterfront**
 Dock Type: **Private Docking** Boat House:
 Shoreline: **Clean, Hard Bottom, Sandy, Shallow** Frontage: **500.00**
 Shore Rd Allow: **None** Exposure: **South**
 Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Controlled Entry, Deck(s), Deeded Water Access, Landscaped, Recreational Area, Seasonal Living, Tennis Court, Year Round Living**

Construct. Material: **Wood** Roof: **Shingles, Tar and Gravel**

Shingles Replaced: // Foundation: Prop Attached: **Attached**

Year/Desc/Source: // Apx Age: **31-50 Years**

Property Access: **Private Road** Rd Acc Fee:

Pool Features: **Outdoor, Salt**

Garage & Parking: **Outside/Surface/Open//In/Out Parking**

Parking Spaces: **1** Driveway Spaces: **1.0** Garage Spaces: **Sewer (Municipal)**

Water Source: **Municipal** Water Tmnt:

Lot Front (Ft): **1.00** Lot Depth (Ft): **0.00** Lot Shape:

Location: **Urban** Lot Irregularities: Land Lse Fee:

Area Influences: **Ample Parking, Beach, Business Centre, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, School Bus Route, Trails**

View: **Pool, Trees/Woods** Retire Com:

Topography: **Hillside** Fronting On: **East**

Restrictions: Exposure: **West**

Interior

Interior Feat: **Guest Accommodations**

Laundry Feat: **In-Suite**

Cooling: **Central Air**

Heating: **Baseboard, Fireplace-Gas**

Fireplace: **/Living Room** FP Stove Op:

Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:

Legal Desc: **UNIT 1,LEVEL 3,MUSKOKA CONDOMINIUM PLAN NO.19 AND ITS APPURTENANT INTEREST.... see realtor remarks for full legal description**

Zoning: **Recreational Resort Commercial** Survey: **None/**

Assess Val/Year: **\$174,000/2022** Hold Over Days:


PIN: **488190013** Occupant Type: **Owner Plus Tenant**

ROLL: **444202000607913** Deposit: **5%**

Possession/Date: **Flexible/**

Marketing

Showing Requirements: **Showing System**

Showings:  **ShowingTime. This unit is currently part of the resort rental program and showings will be confirmed upon vacancy. Please allow 48 hours notice for all showings. Please see Deerhurst Front Desk to pick up keys.**

Showing Remarks:

Lockbox Type: **None** Locbox Loc/Serial#:/

Possession: **Flexible**

Brokerage Information

List Date: **12/23/2023** Expiration Date: **06/25/2024** Int Bearing Bkg Trust Account: **No**

Financing: SPIS: Contact After Expired: **No**


Buyer Agency Compensation Remarks: **2.5%** Special Agreement: **No**


Assignment Of Listing: HST Applicable to Sale: **Yes**

Representation Type: **Designated Representative**


Offer Remarks: **48 hour irrevocable for all offers as per seller direction.**

Original List Price: **\$529,000.00**

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

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Photos

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