

# 25 PEN LAKE POINT Road Unit #330, Huntsville, Ontario P1H 1A9

Listing

Listing ID: 40522721  
List Price: \$465,000.00



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

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

	Beds	Baths	Kitch
Main	1	1	1

Beds (AG+BG): **1 (1 + 0)**  
Baths (F+H): **1 (1 + 0)**  
AG Fin SqFt Range: **501 to 1000**  
AG Fin SqFt: **748/Plans**

Ownership Type: **Condominium**  
Tax Amt/Yr: **\$4,078.04/2022**  
Condo Fee/Freq: **\$704.61/Monthly**  
Addl Monthly Fees: **\$0.00**

ARN/PIN: 444202000604206 / 488890106

Legal: UNIT 24, LEVEL 4, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 89 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT220690 TOWN OF HUNTSVILLE

### Remarks/Directions

Public: **Amazing opportunity to become an owner in the iconic Deerhurst resort area of Lakeside Lodge. This one bedroom plus den offers great flexibility for a family for overflow sleeping space and has a lovely open-concept design for enjoyment. Totally turnkey and completely low-maintenance, this popular development is only 3 years old and shows beautifully. This property is a wonderful investment opportunity as it is on the rental program which offers you extra income to cover yearly expenses. Situated on the shores of beautiful Peninsula Lake with a stunning waterfront area and enjoyment of all that this recreational enclave has to offer, this is a fantastic option for someone wanting to enter into the Muskoka waterfront market.**

REALTOR®: **Unit is currently part of the resort rental program. HST is applicable to the sale. Den could be used as a second bedroom, it does NOT have a window or closet.**

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

### Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **Elevator, Exercise Room, Games Room, Party Room, Pool, Visitor Parking**

Condo Fees: **\$704.61/Monthly**

Condo Fees Incl: **Building Insurance, Cable TV, Central Air Conditioning, Common Elements, Heat, High Speed Internet, Natural Gas, Parking, Property Management Fees, Snow Removal, Water**

Locker: **In-Suite/\***

Balcony: **Open**

Pets Allowed: **Yes**

Condo Corp #: **89**

Prop Mgmt Co: **Percel**

Condo Corp Yr End:

Building Name: **Lakeside Lodge**

### Waterfront

Waterfront Type: **Waterfront Community**

Water View: **No Water View**

Waterfront Features: **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), Landscaped, Recreational Area, Seasonal Living, Year Round Living**

Construct. Material: **Stucco (Plaster)**

Roof: **Shingles**

Shingles Replaced:

Foundation: **Poured Concrete**

Prop Attached: **Attached**

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

Property Access: **Year Round Road**

Apx Age: **0-5 Years**

Pool Features: **Outdoor**

Rd Acc Fee:

Garage & Parking: **Outside/Surface/Open, Visitor Parking//Concrete Driveway**

Parking Spaces: <b>1</b>	Driveway Spaces: <b>1.0</b>	Garage Spaces:
Services: <b>Cable, Cell Service, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Telephone</b>		
Water Source: <b>Municipal</b>	Water Tmnt:	Sewer: <b>Sewer (Municipal)</b>
Location: <b>Rural</b>	Lot Irregularities:	Land Lse Fee:
Area Influences: <b>Beach, Golf, Lake Access, Skiing, Trails</b>		Retire Com:
View: <b>Lake, Trees/Woods</b>		Fronting On: <b>South</b>
Topography: <b>Sloping</b>		Exposure: <b>South</b>
Restrictions:		


Interior

Interior Feat: **Elevator**  
 Security Feat: **Alarm System**  
 Laundry Feat: **In Bathroom, In-Suite**  
 Cooling: **Central Air**  
 Heating: **Forced Air**  
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Furniture, Microwave, Refrigerator, Stove, Window Coverings**




Property Information

Common Elem Fee: <b>Yes</b>	Local Improvements Fee:
Legal Desc: <b>UNIT 24, LEVEL 4, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 89 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT220690 TOWN OF HUNTSVILLE</b>	
Zoning: <b>C4</b>	Survey: <b>None/</b>
Assess Val/Year: <b>\$340,000/2023</b>	Hold Over Days:
PIN: <b>488890106</b>	Occupant Type: <b>Owner Plus Tenant</b>
ROLL: <b>444202000604206</b>	Deposit: <b>5%</b>
Possession/Date: <b>60 - 89 Days/</b>	

Marketing

Showing Requirements: **Showing System**  
 Showings:  **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: **vacancy. Please allow 48 hours notice for all showings. Please see Deerhurst Front Desk to pick up keys.**  
 Lockbox Type: **None**      Locbox Loc/Serial# :/  
 Possession: **60 - 89 Days**

Brokerage Information

List Date: <b>12/22/2023</b>	Expiration Date: <b>05/30/2024</b>	Int Bearing Bkg Trust Account: <b>No</b>
Financing:	SPIS:	Contact After Expired: <b>No</b>
Buyer Agency Compensation Remarks: <b>2.5% + HST</b>		Special Agreement: <b>No</b>
Assignment Of Listing:		HST Applicable to Sale: <b>Yes</b>
Representation Type: <b>Designated Representative</b>		
Offer Remarks: <b>48 hour irrevocable on all offers</b>		
Original List Price: <b>\$479,000.00</b>		
List Brokerage: <a href="https://www.coldwellbanker.com/real-estate/brokerage/huntsville">Coldwell Banker Thompson Real Estate, Brokerage, Huntsville</a> 	Brkge #:	<b>705-789-4957</b>
List Salesperson: <a href="mailto:vdarling@vianet.ca">Victoria Darling-Wadel, Salesperson</a> 	Direct #:	<b>705-571-2852</b>
Email: <a href="mailto:vdarling@vianet.ca">vdarling@vianet.ca</a>	L/SP Cell:	<b>705-571-2852</b>
List Brokerage 2: <a href="https://www.coldwellbanker.com/real-estate/brokerage/huntsville">Coldwell Banker Thompson Real Estate, Brokerage, Huntsville</a> 	Phone:	<b>705-789-4957</b>
List Salesperson 2: <a href="mailto:jessicabrown@vianet.ca">Jessica Brown, Salesperson</a> 	Phone:	<b>705-571-0882</b>
Email: <a href="mailto:jessicabrown@vianet.ca">jessicabrown@vianet.ca</a>	L/SP2 Cell:	<b>705-571-0882</b>

--- --  
**Confidential for REALTORS® Only**

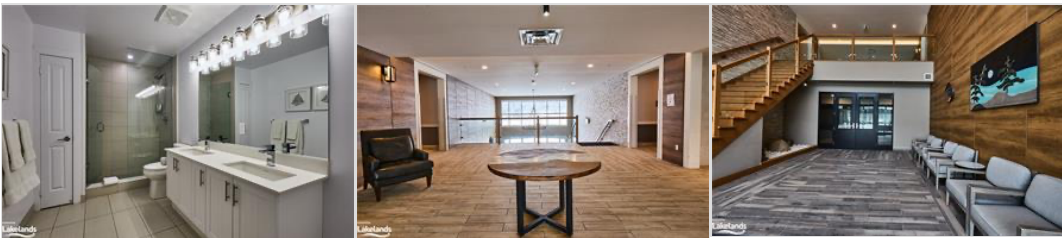
Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Jessica Brown, Salesperson

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
 POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Photos

**Listing ID: 40522721**









Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.