

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

Listing

Member Full
Active / Residential

Listing ID: 40540051
 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: **\$0.00/2024**
 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 spacious 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 kitchen upgrades including shaker style cabinetry, quartz counters, roxten laminate floors, widened interior doorways, walk-in showers and glass railings on the balcony. With 1334 square feet of living space, the universal design floor plan has been thoughtfully amended to provide optimum enjoyment of the spaces day to day and is conveniently located on the first floor with direct access to the outside and dog walk, walking trails and pickle ball court. 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, Private Garbage Removal, Property Management Fees, Snow Removal, Water**
 Locker: **Exclusive/4**
 Pets Allowed: **Yes** Balcony: **Open**
 Prop Mgmnt Co: **Icon** Condo Corp #: **103**
 Building Name: **The Alexander** Condo Corp Yr End:

Exterior

Exterior Feat: **Balcony, Controlled Entry, Year Round Living**
 Construct. Material: **Stone, Wood**
 Shingles Replaced:
 Year/Desc/Source: **//** Foundation: **ICF** Roof: **Flat**
 Property Access: **Municipal Road** Prop Attached: **Attached**
 Garage & Parking: **Underground Parking//Covered Parking//Exclusive Parking, Heated, In/Out Parking, Inside Entry, Reserved/Assigned** Rd Acc Fee: **0-5 Years**
 Parking Spaces: **1** Driveway Spaces: **0.0** Garage Spaces: **1.0**
 Parking Level/Unit: Parking Assigned: **102** Licen Dwelling:
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas**
 Water Source: **Municipal** Water Tmnt:
 Location: **Urban** Lot Irregularities:
 Area Influences: **Hospital, Schools, Shopping Nearby** Land Lse Fee:
 Topography:
 Restrictions: 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 | Local Improvements Fee: |
| Legal Desc: Unit 2 Level 1 Suite 102. Awaiting final registration and legal description. | Survey: None/ |
| Zoning: UR-Medium | Hold Over Days: |
| Assess Val/Year: \$0/2024 | Occupant Type: Vacant |
| PIN: 0 | Deposit: 5% |
| ROLL: 0 | |
| Possession/Date: 30 - 59 Days/ | |

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#: **Side Door/**
Possession: **30 - 59 Days**

Brokerage Information

| | | |
|---|------------------------------------|--|
| List Date: 02/12/2024 | Expiration Date: 05/16/2024 | Int Bearing Bkg Trust Account: No |
| Financing: | SPIS: | Contact After Expired: No |
| Buyer Agency Compensation Remarks: 2.5% + HST | | Special Agreement: No |
| Assignment Of Listing: | | HST Applicable to Sale: No |
| Representation Type: Designated Representative | | |
| Offer Remarks: Please include Schedule B with any offer. 48 hour irrevocable on all offers. | | |
| Original List Price: \$699,000.00 | | |
| 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 |

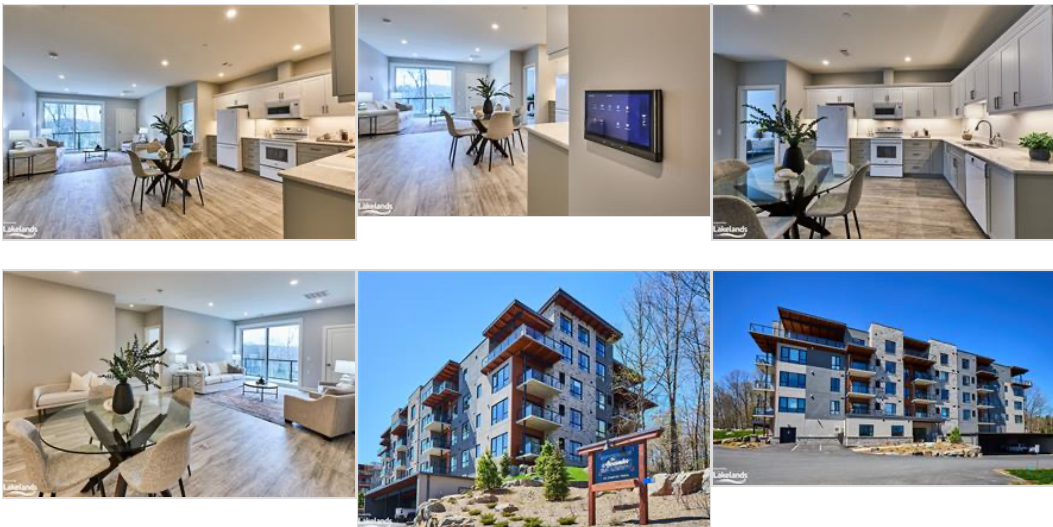
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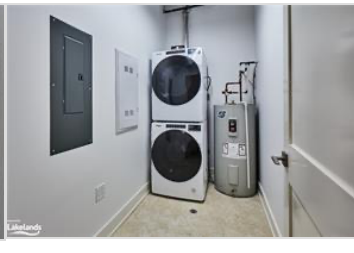
Source Board: The Lakelands Association of REALTORS®
Prepared By: Jessica Brown, Salesperson

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Photos

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