

1869 HIGHWAY 118 Road W Unit #102A, Bracebridge, Ontario P1L 1W8

Listing

Member Full
Active / Residential

MLS® #: **40475963**
 List Price: **\$649,000.00**
 New Listing



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

Water Body: **Lake Muskoka**
 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: **501 to 1000**
 AG Fin SqFt: **849/Owner**

Ownership Type: **Condominium**
 Tax Amt/Yr: **\$0.00/2023**
 Condo Fee/Freq: **\$976.00/Monthly**
 Addl Monthly Fees: **\$0.00**

ARN/PIN: 0 / 488900046
Legal: UNIT 27, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 90 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT283619; TOWNSHIP OF MUSKOKA LAKES

Remarks/Directions

Public: **Welcome to the ultimate lakeside living experience at Touchstone Resort on Lake Muskoka! We are delighted to introduce a newly constructed condo that offers not only luxury and comfort but also the opportunity for a lucrative investment through the rental program. This stunning 2 bedroom condo features a contemporary design and is located in the heart of one of Ontario's most sought-after vacation destinations. With its prime waterfront location, residents can enjoy breathtaking views of the sparkling waters and lush green surroundings right from their own private outdoor space. The lock-out unit feature provides you with the flexibility to use the space as two separate units or combine them for a larger living area. This is a perfect solution for homeowners who may want to visit occasionally and rent out the property during the rest of the year. It opens up ample opportunities for generating rental income and maximizing your investment potential. Inside the condo, you will find modern finishes and high-quality craftsmanship throughout. The open concept layout seamlessly blends the living, dining, and kitchen areas, creating an inviting and functional space. The kitchen is equipped with top-of-the-line appliances, sleek cabinetry, and quartz countertops, making it a joy to cook and entertain. As a resident of Touchstone Resort, you will have access to a range of exceptional amenities, including a fitness center, spa, indoor and outdoor pools, tennis courts, and dock slips. For those seeking adventure, the resort offers various water sports activities, hiking trails, and even a private beach. Don't miss out on this incredible opportunity to own a newly constructed condo on Lake Muskoka, with the added benefit of being on the rental program at Touchstone Resort. Experience the best of lakeside living while maximizing your investment potential.**

Directions to Property: **Highway 11 to Highway 118W (Muskoka Road) to Touchstone Resort**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **Club House, Exercise Room, Games Room, Pool, Tennis Court, Visitor Parking**
 Condo Fees: **\$976.00/Monthly**
 Condo Fees Incl: **Building Maintenance, Cable TV, Common Elements, Decks, Ground Maintenance/Landscaping, High Speed Internet, Property Management Fees, Snow Removal, Telephone**
 Locker: **None** Balcony: **None**
 Pets Allowed: **Restricted** Condo Corp #: **90**
 Prop Mgmt Co: **Percol** Condo Corp Yr End:
 Building Name: **Beach House Villa**

Waterfront

Waterfront Type: **Waterfront Community** Water View: **Direct Water View**
 Waterfront Features: **Water Access Deeded, Beach Front**
 Dock Type: **Private Docking** Boat House:

Shoreline: Frontage: **0.00**
 Shore Rd Allow: **Owned** Exposure:
 Channel Name: Island Y/N: **No**

Exterior

Exterior Feat:	Deck(s), Recreational Area, Year Round Living		Roof:	Shingles
Construct. Material:	Stone, Vinyl Siding		Prop Attached:	Attached
Shingles Replaced:		Foundation:	Apx Age:	New
Year/Desc/Source:	//		Rd Acc Fee:	
Property Access:	Municipal Road			
Pool Features:	Inground, Outdoor		Garage Spaces:	
Garage & Parking:	Outside/Surface/Open, Visitor Parking//Asphalt Driveway		Sewer:	Septic
Parking Spaces:	1	Driveway Spaces:	Land Lse Fee:	
Water Source:	Drilled Well	Water Tmnt:		
Location:	Rural	Lot Irregularities:	Retire Com:	
Area Influences:	Beach, Golf, Highway Access, Lake/Pond, School Bus Route		Fronting On:	South
View:	Beach, Pool, Water		Exposure:	South
Topography:	Level			
Restrictions:				

Interior

Interior Feat:	Ceiling Fans, Guest Accommodations	
Laundry Feat:	In-Suite	
Cooling:	Central Air	
Heating:	Propane	
Fireplace:	/Living Room	FP Stove Op:
Inclusions:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings	




Property Information

Common Elem Fee:	Yes	Local Improvements Fee:	
Legal Desc:	UNIT 27, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 90 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT283619; TOWNSHIP OF MUSKOKA LAKES		
Zoning:	Waterfront Commercial	Survey:	None/
PIN:	488900046	Occupant Type:	Owner Plus Tenant
ROLL:	0	Deposit:	5%
Possession/Date:	30 - 59 Days/		

Marketing

Showing Requirements:	Showing System	
Showings:		
Showing Remarks:	Book through Showing Time. Minimum 24 hours notice required for showings.	
Lockbox Type:	None	Locbox Loc/Serial#:/
Possession:	30 - 59 Days	

Brokerage Information

List Date:	09/19/2023	Expiration Date:	12/20/2023	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:	Yes		
Offer Remarks:	24 hour irrevocable on all offers. Please include Schedule B with offer.				
Original List Price:	\$649,000.00				
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

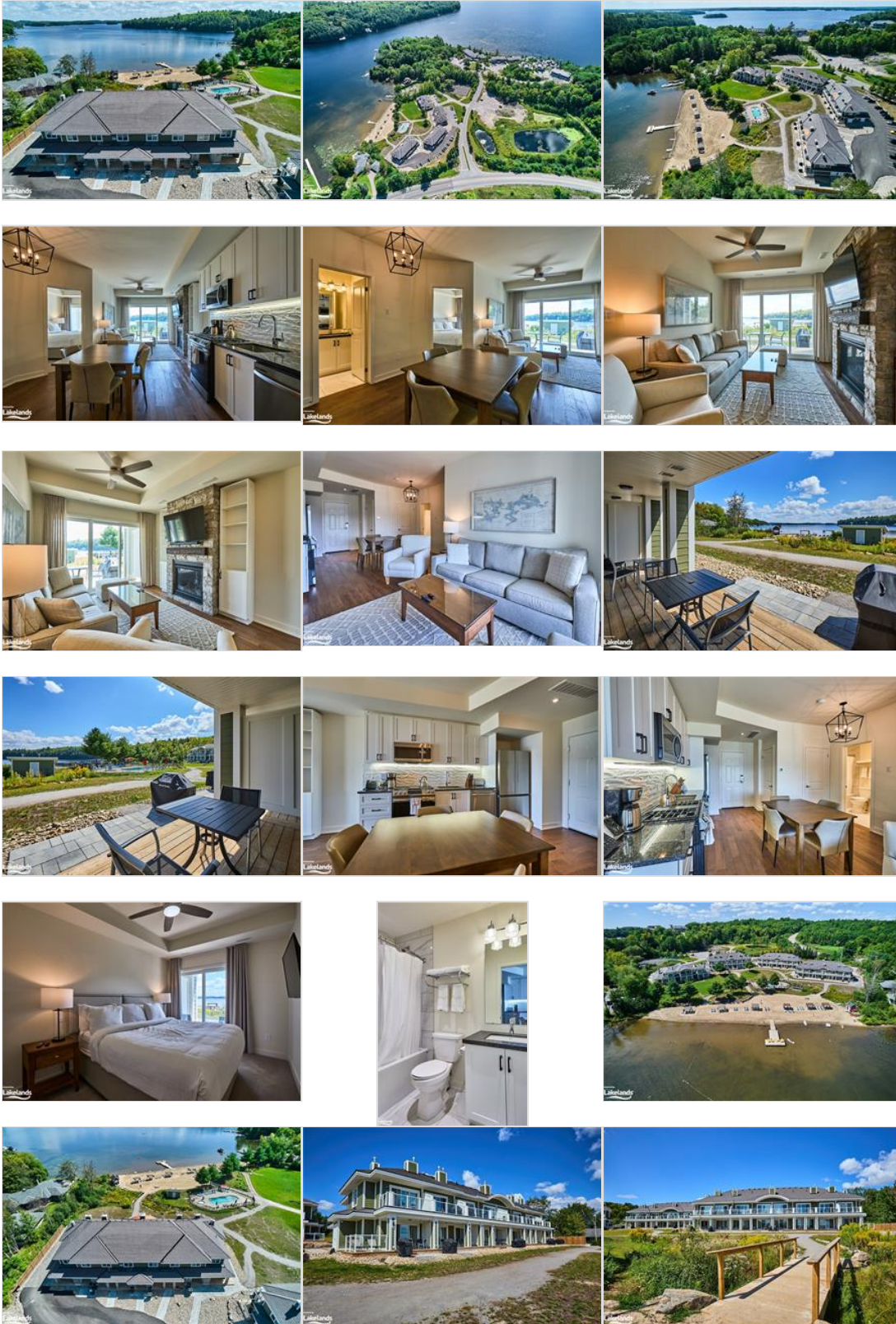
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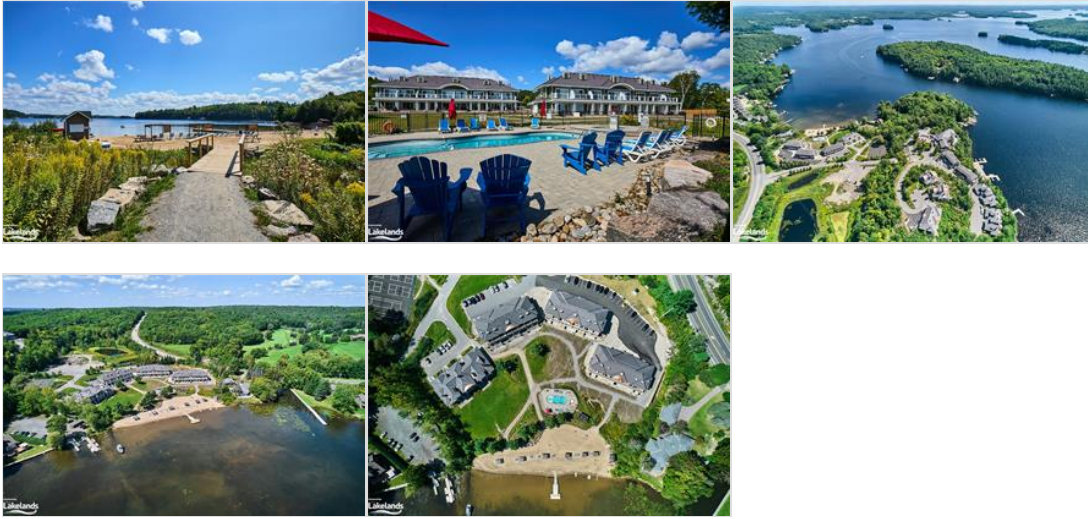
Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jessica Brown, Salesperson
 Date Prepared: 09/19/2023

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Photos

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