

1581 HIDDEN VALLEY Road Unit #17, Huntsville, Ontario P1H 1A4

Listing

Listing ID: 40573441
List Price: **\$469,000.00**
New Listing



Muskoka/Huntsville/Chaffey 2 Storey/Row/Townhouse/Attached

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

	Beds	Baths	Kitch
Lower		1	
Main		1	1
Second	3	2	

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **4 (2 + 2)**
SqFt Fin Total: **2,018**
AG Fin SqFt Range: **1001 to 1500**
AG Fin SqFt: **1,196/Other**
BG Fin SqFt: **822/Other**

Ownership Type: **Condominium**
Tax Amt/Yr: **\$2,240.15/2023**
Condo Fee/Freq: **\$538.28/Monthly**
Addl Monthly Fees: **\$0.00**

ARN/PIN: 444202001100917 / 488380017
Legal: UNIT 17, LEVEL 1, MUSKOKA CONDOMINIUM PLAN NO. 38 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS.. Full legal description in REALTOR® Remarks.

Remarks/Directions

Public: Look no further, the ideal setting is offered here in the fabulous community of Hidden Valley. This spacious three bedroom, three and a half bath condo townhome is an incredible opportunity for worry-free living with the benefit of being a part of a neighbourhood with endless recreational options year round. This unit has been renovated and freshened up with updated kitchen, paint and flooring and has the unique option of a finished lower level for extra living space, storage and a third full bath. Hidden Valley Highlands ski area is steps away for endless winter family fun as well as mountain biking opportunities in the summer months. All owners in this community are afforded the opportunity to buy a yearly membership for a mere \$75 to have access to the family-friendly sand beach on Peninsula Lake to soak in the gorgeous Muskoka summers. Fully-serviced with municipal water and sewer and natural gas heat (new furnace 2020), these units are worry-free and low-maintenance with the relatively low condo fees taking care of all exterior maintenance including garbage removal and snow ploughing. This is a wonderful offering for the buyer searching for a family home or the one who desires a vacation property with no stress, just put your feet up and enjoy.

REALTOR®: **Approx Utilities: Water & Sewage - \$280.81 (bi-mthly), Hydro - \$173.50, Enbridge Gas - \$143.91 (mthly), Bell Internet - \$161.10 (mthly), Condo Insurance - \$428.00 (annually), HVPOA - \$75.00 (annually) Taxes calculated per TOH Mil Rate. Updates: - dishwasher, stove, kitchen sink/faucet, kitchen counter tops - Spring 2021 - fridge winter 2022 - furnace & air conditioner - summer 2022 - washer & dryer - summer 2022 - sump pump - April 2024 - hot water heater - April 2024 Full Legal: UNIT 17, LEVEL 1, MUSKOKA CONDOMINIUM PLAN NO. 38 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PCL 32380 SEC MUSKOKA; PT LT 31 & 32 CON 2 CHAFFEY PT 1, 35R13840, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT176756; HUNTSVILLE SUBJECT TO AN EASEMENT IN GROSS OVER COMMON ELEMENTS MCP 38 AS IN MT287181**

Directions to Property: **Highway 60 to Hidden Valley Road to SOP**

Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **Communal Waterfront Area, Shared Beach, Visitor Parking**

Condo Fees: **\$538.28/Monthly**

Condo Fees Incl: **Decks, Ground Maintenance/Landscaping, Parking, Roof, Snow Removal, Windows**

Locker: **Exclusive/0**

Balcony: **Juliette, Open**

Pets Allowed: **Yes**

Condo Corp #: **38**

Prop Mgmt Co: **MCRS Property Management**

Condo Corp Yr End:

Prop Mgt Contact: **Kelsey Whyte/705-788-3393**

Status Certificate Date:

Waterfront

Waterfront Type: **Waterfront Community**

Water View: **No Water View**

Waterfront Features: **Beach Front**
Dock Type: **Private Docking**
Shoreline:
Shore Rd Allow: **None**
Channel Name:

Boat House:
Frontage: **0.00**
Exposure:
Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Deck(s), Recreational Area, Year Round Living**
Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **//** Foundation:
Property Access: **Municipal Road** Roof: **Shingles**
Garage & Parking: **Outside/Surface/Open** Prop Attached: **Attached**
Parking Spaces: **2** Driveway Spaces: **0.0** Apx Age: **31-50 Years**
Parking Level/Unit: Parking Assigned: **2** Rd Acc Fee:
Services: **Cell Service, Garbage/Sanitary Collection, Recycling Pickup** Garage Spaces:
Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Access to Water, Beach, Highway Access, Lake Access, School Bus Route, Skiing, Trails** Retire Com:
View: **Trees/Woods** Fronting On: **South**
Topography: **Wooded/Treed**

Interior

Interior Feat: **Sauna**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Laundry Feat: **Laundry Closet, Upper Level**
Cooling: **Central Air**
Heating: **Fireplace-Gas, Forced Air**
Fireplace: **/Living Room, Natural Gas** FP Stove Op:
Inclusions: **Dishwasher, Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer**
Add Inclusions: **Main Level sofa**
Exclusions: **Primary bedroom curtains, all bedroom mattress, Main Level sofa, bathroom mirrors on main level and 2nd floor (3 total)**
Furnace Age: **2022** Tank Age: UFFI:

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
Legal Desc: **UNIT 17, LEVEL 1, MUSKOKA CONDOMINIUM PLAN NO. 38 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS.. Full legal description in REALTOR® Remarks.**
Zoning: **R4** Survey: **None/**
Assess Val/Year: **\$179,000/2023** Hold Over Days:
PIN: **488380017** Occupant Type: **Vacant**
ROLL: **444202001100917**
Possession/Date: **Immediate/** Deposit: **5%**

Marketing

Showing Requirements: **Showing System**
Showings: 
Showing Remarks: **Book through BrokerBay.**
Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**
Sign on Prop: **Yes**
Possession: **Immediate**

Brokerage Information

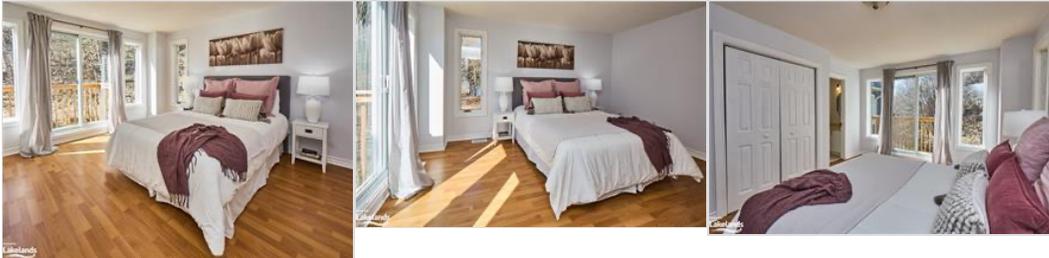
List Date: **04/29/2024** Expiration Date: **07/30/2024** Int Bearing Bkg Trust Account: **No**
Financing: SPIS: Contact After Expired: **No**
Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
Assignment Of Listing: HST Applicable to Sale: **No**
Representation Type: **Designated Representative**
Offer Remarks: **48 hour irrevocable on all offers. Please include Schedule B with offer.**
Original List Price: **\$469,000.00**
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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sauna room



8 person cedar lined sauna





Shared Waterfront on Peninsula Lake

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