



NANCY CARR

Sales Representative

ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63

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Cross Property Client Full

4 LEGACY LANE #407

Huntsville, ON P1H 2R2

District of Muskoka/Huntsville/Huntsville

Residential/Condo/For Sale

Active

Price: \$359,900.00



MLS@#: 127312
 List Date: 18-May-2018
 Bedrooms (AG/BG): 2 (2/0)
 Bathrooms (F/H): 2 (2/0)

Type: Apartment Unit
 Style: Other
 Sqft Above Grade: 1,728
 Sq Ft Finished: 1,728
 Sq Ft Source: Builder Floor Plan(s)
 New Construction: No
 Title/Ownership: Condominium
 Fronting On: West
 Access: Municipal road, Year Round
 Garage Spaces/Type: 1.0/Underground
 Driveway Spaces/Type: 0/Visitor Parking/Asphalt
 Waterfront: No

Sqft Below Grade: 0
 Sq Ft. Unfinished
 # Rooms: 8
 Recreational: No
 Year Built/Desc: 2005/Completed / New
 WF Exposure:

Public Remarks: Spacious 2 bedroom plus den condo with a fabulous layout. Beautiful building with access to nearby shopping, dining and public transit. Underground parking with large storage unit in front of the parking space (9' x 8'11). Large open living space with balcony. Master with balcony, double closets and ensuite with Jacuzzi tub and separate shower. Don't miss out on this beautiful unit, it won't last long.

Directions: CENTRE STREET NORTH TO LEGACY LANE

Interior Features

Interior Features: Elevator, Storage Area Lockers
 Basement: Full/None/
 Heat Primary/Sec: Fireplace-Gas/
 HVAC: Central Air, HRV System
 Under Contract \$:
 Under Contract/Rental Items: Hot Water Tank
 Lease To Own Equip: None

Fireplace:
 Foundation: Other (see remarks)
 UFFI: No
 Furnace Age:
 Plumbing Age:
 Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: Stone, Stucco
 Restrictions: Other
 Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, Street Lights, Telephone
 Topography: Clear View
 Roofing: Other
 Water/Supply Type: Municipal/
 Exterior Features: Balcony, Year-Round Living
 Site Influences: Shopping Nearby

Exposure: East
 Pool: None
 Alternative Power:
 Yr Roof Replaced:
 Sewage: Municipal Sewers

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Window Coverings

Exclusions: None

Condominium

Condo Name: Muskoka Standard Condo
 Condo Corp.#: No. 52
 Condo Corp. Yr End: 31-Mar-2018
 Laundry Access: In-Suite
 Parking Type #1: Exclusive
 Condo Amenities: Balcony, Elevator, Visitor Parking, Year Round Living
 Included In Costs: Building Maintenance, Building Insurance, Common Elements, Garbage Removal, Ground Maintenance/Landscaping, Management, Roof, Snow Removal, Water

Property Mgr/Phone: Around the Lakes Property/705-788-3556
 Fee Remarks:
 Status Certificate/Date: /
 Locker #/Info: 1/Exclusive
 Parking Type #2:

Lease Requirements:
 Property Mgr/Phone: Around the Lakes Property/705-788-3556
 Pets Permitted: Restricted

Tax Information

Roll#: 444202001413344 Local Improve Fee/Comments No/

Pin#: 488520030 Zoning: R4 Taxes/Year: \$3,840/2017
Assessment \$/Year: \$332,000/2018 Survey/Year: No Survey Type:
Legal Description: UNIT 7, LEVEL 4, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 52 AND ITS APPURTENANT INTEREST.

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Kitchen	M	16'1"x13'	Laminate
Living Room/Dining Room	M	25'2"x22'7"	Balcony/Deck, Laminate
Laundry Room	M	9'4"x6'2"	
Master Bedroom	M	16'3"x12'	Balcony/Deck
Ensuite	M	14'5"x5'6"	5+ Piece, Double sink, Jetted Bathtub
Bedroom	M	11'9"x10'2"	
Bathroom	M	8'7"x5'6"	4-Piece
Den	M	11'9"x10'11"	French doors

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Client Full Report

Date Printed: 06/19/2018

Prepared By: NANCY CARR, Salesperson

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