

# 25 PEN LAKE POINT Road Unit #109, Huntsville, Ontario P1H 1A9

Client Full  
**Active / Residential**

**25 PEN LAKE POINT Rd #109 Huntsville**

MLS® #: 40049954  
Price: **\$449,000**



## Muskoka/Huntsville/Huntsville 1 Storey/Apt/Apartment/Condo Unit



Water Body: **Peninsula Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	

Beds: **1 ( 1 + 0 )**  
Baths: **1 ( 1 + 0 )**  
SF Total: **603/Owner**  
SF Range: **501 to 1000**  
Abv Grade Fin SF: **603.00/Owner**  
Common Interest: **Condominium**  
Tax Amt/Yr: **\$3,608/2020**  
Condo Fee/Freq: **460.69/Monthly**  
Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Welcome to Lakeside Lodge at Deerhurst Resort, offering year round luxury recreational living! This one bedroom, one bath unit features high ceilings and a bright open concept floor plan. Conveniently located on the main floor, just steps from the lobby. Fully furnished with a gas fireplace, and walkout to a private balcony. Beautiful view of the lake and a 1 minute walk downstairs to the pool and beach. Experience the resort lifestyle with the many amenities Deerhurst offers including two golf courses, both an indoor and outdoor pools, gym, climbing wall, activities for the kids, and excellent dining to name just a few. This condo is currently on the rental program managed by the resort, with flexibility to book for your own private use. Condo fees include: grounds/building maintenance; natural gas; water; cable; internet; parking; common elements; and management. Owners have free access to water sports; canoes, kayaks, stand up paddle boards - kids play park, winter games, trails and much more. Owners have a locked storage closet in their unit and an additional storage locker on the lower level. Hydro and property taxes are the responsibility of the owner.**

Directions: **Highway 60 to Canal Road to Deerhurst Drive to Pen Lake Point Road to the Lakeside Lodge**

Common Elements

Assoc Amenities: **Elevator, Exercise Room, Games Room, Playground, Pool, Tennis Court, Visitor Parking**  
Assoc Fees: **\$460.69/Monthly**  
Assoc Fee Incl: **Building Insurance, Building Maintenance, Cable TV, Central Air Conditioning, Common Elements, Decks, Ground Maintenance/Landscaping, Heat, High Speed Internet, Natural Gas, Parking, Property Management Fees, Roof, Snow Removal, Telephone, Water, Windows**  
Pets Allowed: **Restricted**  
Locker: **Exclusive/26**  
Assoc Fee Rmrks:  
Prop Mgmnt Co: **Percl Inc.**  
Prop Mgt Contact: **/705-788-3556**  
Building Name: **Lakeside Lodge**  
Condo Corp #: **89**  
Condo Corp Yr End:  
Status Certificate Date:

Waterfront

Features: **Beach Front**  
Dock Type: **Public Docking**  
Shoreline: **Sandy**  
Shore Rd Allow: **None**  
Channel Name:  
Boat House:  
Frontage: **500.00**  
Exposure: **South**  
Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Year Round Living**  
Construct. Material: **Stucco (Plaster)**  
Shingles Replaced: **2019** Foundation:  
Year/Desc/Source: **2019/Completed / New/Owner**  
Property Access: **Municipal Road, Private Road, Year Round Road**  
Pool Features: **Indoor, Inground, Outdoor**  
Parking Features: **Unassigned Parking, Visitor Parking, Asphalt Driveway**  
Parking Spaces: Driveway Spaces: **25.0**  
Garage Sp/Desc:  
Services: **Cable, Cell Service, Electricity, High Speed Internet, Natural Gas, Street Lights, Telephone**  
Water Source: **Municipal** Water Tmnt:  
Area Influences: **Beach, Golf, Lake/Pond, Playground Nearby, Skiing, Trails**  
View: **Beach, Lake**  
Topography:  
Roof: **Asphalt Shingle**  
Prop Attached: **Attached**  
Apx Age: **0-5 Years**  
Rd Acc Fee:  
Carport Sp:  
Sewer: **Sewer (Municipal)**  
Retire Com:  
Fronting On: **South**

Interior

Interior Feat: **Other**  
Basement: **Other**  
Laundry Feat: **In Building**  
Cooling: **Central Air**  
Heating: **Fireplace-Gas, Forced Air, Gas**  
Fireplace: **1**  
Under Contract: **None**  
Inclusions: **Built-in Microwave, Dishwasher, Furniture, Refrigerator, Stove, Window Coverings**

FP Stove Op:  
Contract Cost/Mo:

Property Information

Common Elem Fee: **Yes**  
Legal Desc: **UNIT 3, LEVEL 2, 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, DISTRICT OF MUSKOKA**  
Zoning: **C4**  
Assess Val/Year: **\$308,000/2020**  
PIN: **488890020**  
ROLL: **444202000604120**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **/**  
Hold Over Days:  
Occupant Type: **Owner Plus Tenant**  
Deposit:

Brokerage Information

List Date: **12/07/2020**  
List Brokerage: **[ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63](#)**  
Source Board: ** The Lakelands**

**Prepared By: NANCY CARR, Salesperson**  
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**Date Prepared: 12/07/2020**

**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
<b>Kitchen/Living Room</b>	<b>Main</b>	<b>23.03 x 11.03</b>	<b>7.01 m x 3.35 m</b>	<b>Balcony/Deck, Carpet Free, Fireplace</b>
<b>Bedroom</b>	<b>Main</b>	<b>15 x 9</b>	<b>4.57 m x 2.74 m</b>	<b>Carpet Free</b>
<b>Bathroom</b>	<b>Main</b>	<b>10.09 x 5</b>	<b>3.05 m x 1.52 m</b>	<b>3-Piece</b>