

26 HERMAN Avenue Unit #24, Huntsville, Ontario P1H 1J6

Client Full
Active / Residential

[26 HERMAN Av #24 Huntsville](#)

Listing ID: 40625113
Price: \$339,900



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

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): 2 (2 + 0)
 Baths (F+H): 1 (1 + 0)
 SF Fin Total: 800
 AG Fin SF Range: 501 to 1000
 AG Fin SF: 800/LBO provided
 DOM: 1
 Common Interest: Condominium
 Tax Amt/Yr: \$1,589.39/2023
 Condo Fee/Freq: \$567.00/Monthly
 Addl Monthly Fees: \$0.00

Remarks/Directions

Public Rmks: Great two bedroom condo located within a short walk to the mall and main street. Unit offers a full kitchen, dining area, large living room, screened balcony with a great view, and plenty of storage. There is a designated parking space for the unit plus visitor parking. The building offers laundry facilities and a recreational room which can be used by owners in the building. There's also a storage locker located in the basement along with a laundry room and workshop room.

Directions: West Road to Chaffey Street to Herman Avenue

Common Elements

Common Element Additional Fee: 0.00

Common Element/Condo Amenities: Party Room, Visitor Parking, Workshop

Condo Fees: \$567.00/Monthly

Condo Fees Incl: Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Heat, Hydro, Parking, Roof, Snow Removal, Water, Water Heater

Locker: Exclusive/24

Pets Allowed: Restricted

Prop Mgmt Co: Percel Inc.

Prop Mgt Contact: /7057893556

Balcony: Enclosed

Condo Corp #: MCP #5

Condo Corp Yr End:

Status Certificate Date:

Exterior

Construct. Material: Stucco (Plaster), Vinyl Siding	Roof: Asphalt Shingle
Shingles Replaced: Foundation:	Prop Attached: Attached
Year/Desc/Source: //	Apx Age: Unknown
Property Access: Municipal Road, Year Round Road	Rd Acc Fee:
Garage & Parking: Outside/Surface/Open//Asphalt Driveway	Garage Spaces:
Parking Spaces: 1	Driveway Spaces: 1.0
Water Source: Municipal	Water Tmnt:
Lot Size Area/Units: 2.480/Acres	Acres Range: 2-4.99
Location: Urban	Lot Irregularities:
Area Influences: Hospital, Place of Worship, Shopping Nearby	Sewer: Sewer (Municipal)
Topography:	Acres Rent:
Restrictions:	Land Use Fee:
	Fronting On: South
	Exposure: South

Interior

Interior Feat: Ceiling Fans
 Laundry Feat: In Basement, Laundry Room, Shared
 Cooling: None
 Heating: Baseboard, Electric
 Under Contract: None
 Lease to Own: None
 Inclusions: Refrigerator, Stove, Window Coverings

Contract Cost/Mo:

Property Information

Common Elem Fee: Yes
 Legal Desc: UNIT 4, LEVEL 2, MUSKOKA CONDOMINIUM PLAN NO. 5 - SEE DOCUMENTS FOR FULL LEGAL DESCRIPTION
 Zoning: R4
 Assess Val/Year: \$127,000/2023
 PIN: 488050023
 ROLL: 444201000703022
 Possession/Date: Flexible/
 Possession Rmks: Once Probate Done

Local Improvements Fee:
 Survey: Available/
 Hold Over Days:
 Occupant Type: Vacant
 Deposit: 5%

Brokerage Information

List Date: 07/25/2024
 List Brokerage: [Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville - Centre Str](#)

Listing ID: 40625113

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	9' 9" X 8' 1"	2.97 X 2.46	
Dining Room	Main	10' 11" X 8' 5"	3.33 X 2.57	
Living Room	Main	11' 5" X 18' 10"	3.48 X 5.74	Balcony/Deck
Porch	Main	11' 4" X 4' 8"	3.45 X 1.42	
Bedroom	Main	12' 11" X 8' 7"	3.94 X 2.62	
Bedroom Primary	Main	12' 11" X 10' 7"	3.94 X 3.23	
Bathroom	Main	5' 7" X 7' 0"	1.70 X 2.13	4-Piece

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