

Cross Property Client Full

1571 HIDDEN VALLEY ROAD #13
Huntsville, ON P1H 1A4
 District of Muskoka/ Huntsville/ Chaffey

Residential/ Condo/ For Sale
Active

Price: \$229,000.00



MLS®#: **198442**
 List Date: **29-May-2019** Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **3 (2/ 1)**

Type: **Townhouse**
 Style: **2 Storey**
 Sqft Above Grade: **1,400** Sqft Below Grade: **0**
 Sq Ft Finished: **1,400** Sq Ft. Unfinished:
 Sq Ft Source: **Other**

New Construction: **No** # Rooms: **10**
 Title/Ownership: **Condominium** Recreational: **No**
 Year Built/Desc: **1989/ Completed / New**

Fronting On: **West** Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **1/ Mutual/Shared/ Asphalt**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: **Hidden Valley townhouse condo with downhill skiing at your back door and the Hidden Valley Homeowners Association waterfront park and beach. Close to many amenities such as golf, tennis and sports memberships offered at Deerhurst Resort and Hidden Valley Resort, both only minutes away. Maintenance free living. Features include: 3 bedrooms, 3 bathrooms, gas fireplace, 2nd floor laundry, appliances included and master with ensuite.**

Directions: **HIGHWAY 60 TO HIDDEN VALLEY ROAD**

Interior Features

Interior Features: **None** Fireplace: **Natural Gas**
 Basement: **None/ None/**
 Heat Primary/Sec: **Forced Air-Gas/**
 HVAC: **Central Air** Foundation: **Slab**
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:
 Lease To Own Equip: **None** Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: **East** Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone**

Topography: **Level** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Exterior Features: **Balcony, Deck(s), Porch, Year-Round Living**
 Site Influences: **Beach, Lake Access**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Exclusions: **None**

Condominium

Condo Name: **MUSKOKA CONDO PLAN** Property Mgr/Phone: **Len Ross/ 705-635-9632**
 Condo Corp. #: **38** Condo Fee: **426.35** Fee Remarks:
 Condo Corp. Yr End: **31-Dec-2019** Pets Permitted: **Restricted** Status Certificate/Date: /
 # of Assign Pkg: **13A, 13B**

Laundry Access: **In-Suite** Locker #/Info: / **Exclusive**
 Parking Type # 1: **Exclusive** Parking Type # 2: **Exclusive**
 Condo Amenities: **Balcony, Year Round Living**
 Included In Costs: **Building Insurance, Building Maintenance, Common Elements, Decks, Doors , Garbage Removal, Ground Maintenance/Landscaping, Management, Parking, Roof, Snow Removal, Windows**

Lease Requirements: Pets Permitted: **Restricted**
 Property Mgr/Phone: **Len Ross/ 705-635-9632**

Tax Information

Roll#: **444202001100913** Local Improve Fee/Comments /
 Pin#: **488380013** Zoning: **R4** Taxes/Year: **\$1,651/ 2018**
 Assessment \$/Year: **\$148,000/2019** Survey/Year: **No** Survey Type:
 Legal Description: **UNIT 13, LEVEL 1, MUSKOKA CONDO PLAN NO. 38, CHAFFEY, TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA**

Rooms

Room	Level	Dimensions	Features
Living Room	M	22'x14'	Fireplace, Laminate, Walkout to Balcony/Deck
Kitchen	M	9'8"x9'4"	Double sink, Tile Floors
Dining Nook	M	10'x7'	Tile Floors
Bathroom	M		2-Piece
Master Bedroom	2	14'x12'	Balcony/Deck, Ensuite, Laminate
Bedroom	2	10'10"x9'4"	Laminate
Bedroom	2	12'7"x9'	Laminate
Bathroom	2		5+ Piece
Laundry Room	2	4'x4'	

Ensuite 2 4-Piece
ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63
Client Full Report

Date Printed: 05/29/2019

Prepared By: NANCY CARR, Salesperson

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