

Property Client Full

1561 Hidden Valley Road Unit #8, Huntsville, Ontario P1H 1A4

Listing

1561 Hidden Valley Rd #8 Huntsville

Active / Residential Condo & Other / Condo Townhouse

MLS®#: X12329402

List Price: \$424,900

Price Decrease



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$1,915.00/2025**
SPIS: **No**
Legal Level: **1**

Transaction: **Sale**
DOM: **26**
Legal Unit: **8**

Style: **2 Storey**
Fractional Ownership:
Assignment:
Corp #: **38**
Reg Office: **Muskoka**
Locker: **None**
Locker Level:
Zoning: **R4**
Dir/Cross St: **Hwy 60**
Prop Mgmt: **Percel Inc.**

Rooms Rooms+: **10+0**
BR BR+: **3(3+0)**
Baths (F+H): **3 (2+1)**
SF Range: **1200-1399**
SF Source: **LBO Provided**
Lot Acres:
Fronting On:

PIN #: **488380008**
Holdover: **30**
Possession: **Flexible/Immediate**
Bldg Name:

ARN #: **444202001100908**
Possession Date: **2025-08-31**

Contact After Exp: **No**

Kitchens: **1 (1+0)**
Fam Rm: **No**
Basement: **No/None**
Fireplace/Stv: **Yes**
Interior Feat: **Carpet Free, Water Heater Owned**
Heat: **Forced Air, Gas**
Apx Age: **31-50**
Sqft Source: **LBO Provided**
Exposure: **N**
Assessment: **2025**
Special Design: **Unknown**
Bldg Amen: **Visitor Parking**
Property Feat: **Level**
Water Name: **Peninsula Lake**
Waterfront Y/N: **Yes**
Water Struct:
Water Features: **Waterfront - Road Between**
Under Contract:
Access To Property: **Yr Rnd Municipal Rd**
Shoreline: **Sandy**
Shoreline Road Allowance: **Not Owned**
Docking Type: **Marina**
View: **Trees/Woods**

Pets Allowed: **Restricted**
Maintenance: **\$617.46**
A/C: **Yes/Central Air**
Central Vac: **No**
Included: **Parking**
Com Elem Inc: **Yes**

Balcony: **Juliette**
Laundry Acc: **Laundry Closet**
Exterior: **Wood**
Gar/Gar Spcs: **None/0.0**
Park Type: **Exclusive**
Drive Pk Spcs: **2.00**
Tot Pk Spcs: **2.00**
Park Spot 1/2: **8a, 8b**

Waterfront:
Easements/Restr: **Unknown**

Waterfront Frontage (M):

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Obstructive**
Lot Shape:

Channel Name:
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Experience four-season living in this fully updated townhouse condo with waterfront access! Ski out your back door in winter and enjoy your shared beach, potential boat slip, and lakeside park in summer. This beautifully refinished 3 bedroom, 2.5 bath home features a stunning custom kitchen with full-size side-by-side fridge and freezer, a cozy gas fireplace, and stylish modern finishes throughout. Relax on the deck off the living room or unwind on the private balcony from the primary suite, complete with an ensuite. Convenient upper level laundry adds to the ease of living. A rare blend of luxury, lifestyle, and location - don't miss this one!**

Inclusions: **Fridge, Freezer, Dishwasher, Stove, Washer and Dryer**

Listing Contracted With: **Royal LePage Lakes Of Muskoka Realty 705-789-9677**

Prepared By: **NANCY CARR, REALTOR Salesperson**

Date Prepared: **09/02/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	1.64 M X 2.4 M	5.38 Ft x 7.87 Ft		
Breakfast	Main	3.06 M X 2.14 M	10.03 Ft x 7.02 Ft		
Kitchen	Main	2.91 M X 3.01 M	9.54 Ft x 9.87 Ft		
Living Room	Main	6.41 M X 4.32 M	21.03 Ft x 14.17 Ft		
Primary Bedroom	Second	3.72 M X 4.34 M	12.20 Ft x 14.23 Ft		
Bedroom	Second	2.8 M X 3.84 M	9.18 Ft x 12.59 Ft		
Bedroom	Second	2.88 M X 3.3 M	9.44 Ft x 10.82 Ft		

Bathroom	Main	2
Bathroom	Second	5
Bathroom	Second	4

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