

# Property Client Full

## 31 Dairy Lane Unit #106, Huntsville, Ontario P1H 2L7

Listing

**31 Dairy Lane #106 Huntsville**

**Active / Residential Condo & Other / Condo Apartment**

**MLS®#: X12425397**

**List Price: \$599,000**

**New Listing**



### Muskoka/Huntsville/Chaffey

Tax Amt/Yr:	<b>\$4,388.11/2024</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM	<b>6</b>
Legal Level:	<b>1</b>	Legal Unit:	<b>6</b>
Style:	<b>Condo Apartment</b>	Rooms Rooms+:	<b>9+0</b>
Fractional Ownership:		BR BR+:	<b>3(3+0)</b>
Assignment:		Baths (F+H):	<b>2 (2+0)</b>
Corp #:	<b>46</b>	SF Range:	<b>1600-1799</b>
Reg Office:	<b>Muskoka</b>	SF Source:	<b>LBO Provider</b>
Locker:	<b>Exclusive</b>	Lot Acres:	
Locker Level:		Fronting On:	
Zoning:	<b>R4</b>		
Dir/Cross St:	<b>Centre Street</b>		
Prop Mgmt:	<b>Percol Property Management</b>		

PIN #:	<b>488460006</b>	ARN #:	<b>444201000801906</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>30</b>				
Possession:	<b>Flexible</b>	Possession Date:	<b>2025-10-31</b>		
Bldg Name:	<b>Algonquin Landing</b>				

Kitchens:	<b>1 (1+0)</b>	Pets Allowed:	<b>Restricted</b>	Balcony:	<b>Open</b>
Fam Rm:	<b>No</b>	Maintenance:	<b>\$1,249.00</b>	Laundry Acc:	<b>In-Suite Laundry</b>
Basement:	<b>/None</b>	A/C:	<b>Yes/Central Air</b>	Laundry Lev:	<b>Main</b>
Fireplace/Stv:	<b>Yes</b>	Central Vac:	<b>No</b>	Exterior:	<b>Stucco/Plaster</b>
	<b>Auto Garage Door</b>	Elev/Lift:	<b>Yes</b>	Gar/Gar Spcs:	<b>Underground/1.0</b>
	<b>Remote, Primary</b>	Included:	<b>Water, Building Insurance, Parking, Common Elements</b>	Park Type:	<b>Exclusive</b>
Interior Feat:	<b>Bedroom - Main Floor, Storage Area Lockers, Water Heater Owned</b>			Drive Pk Spcs:	<b>0.00</b>
Heat:	<b>Forced Air, Gas</b>			Tot Pk Spcs:	<b>1.00</b>
Apx Age:	<b>16-30</b>			Park Spot 1/2:	<b>17</b>
Sqft Source:	<b>LBO Provider</b>				
Exposure:	<b>S</b>				
Assessment:	<b>2024</b>				
Special Design:	<b>Unknown</b>				
Bldg Amen:	<b>Visitor Parking, Community BBQ, Elevator, Communal Waterfront Area</b>				
Property Feat:	<b>River/Stream</b>				
Water Name:	<b>Muskoka River</b>				
Waterfront Y/N:	<b>Yes</b>	Waterfront:	<b>Direct</b>	Waterfront Frontage (M):	
Water Struct:	<b>Not Applicable</b>	Easements/Restr:	<b>Unknown</b>		
Water Features:	<b>Dock, Riverfront, Stairs to Waterfront</b>				
Under Contract:	<b>None</b>	Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Access To Property:	<b>Yr Rnd Municipal Rd</b>				
Shoreline:	<b>Deep</b>	Shoreline Exposure:	<b>South</b>		
Shoreline Road Allowance:	<b>None</b>				
Docking Type:	<b>Public</b>	Water View:	<b>Direct</b>	Channel Name:	
View:	<b>River</b>	Lot Shape:	<b>Irregular</b>	Lot Size Source:	<b>MPAC</b>

### Remarks/Directions

**Client Rmks:** This spacious and bright 3-bedroom, 2-bathroom end-unit condo offers the ultimate in lakeside living! With windows on three sides, the unit is flooded with natural light, showcasing beautiful wood floors throughout. The primary suite features an ensuite bath and a generous walk-in closet for added convenience and comfort. Step outside to your private balcony overlooking the riverfront views. Ideal for outdoor gatherings, the beautifully landscaped grounds boasts shared BBQ areas and a waterfront dock with the opportunity to lease a boat slip from a fellow owner. Additional highlights include underground parking, ample visitor parking, and a convenient storage locker. Experience the perfect blend of modern living and waterfront tranquility in this gorgeous condo. Dont miss outschedule your viewing today!

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Electric Fireplace, and any furnishings wanted.

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

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

**Date Prepared: 10/01/2025**

Rooms

**MLS®#: X12425397**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Laundry	Main	2.26 M X 1.8 M	7.41 Ft x 5.90 Ft		

Bedroom	Main	4.81 M X 3.03 M	15.78 Ft x 9.94 Ft	
Bedroom	Main	4.11 M X 3.01 M	13.48 Ft x 9.87 Ft	
Primary Bedroom	Main	5.31 M X 3.62 M	17.42 Ft x 11.87 Ft	
Kitchen	Main	6.75 M X 3.64 M	22.14 Ft x 11.94 Ft	
Dining Room	Main	3.66 M X 3.63 M	12.00 Ft x 11.90 Ft	
Living Room	Main	4.84 M X 3.63 M	15.87 Ft x 11.90 Ft	
Bathroom	Main			4
Bathroom	Main			3

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