



25 PEN LAKE POINT Road Unit #104, Huntsville, Ontario P1H 1A9

Client Full
Active / Residential

25 PEN LAKE POINT Rd #104 Huntsville

MLS®#: **40430656**

Price: **\$424,900**



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



Water Body: **Peninsula Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1

Beds (AG+BG): **1 (1 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **485**
 AG Fin SF Range: **0 to 500**
 AG Fin SF: **485/Plans**
 DOM: **76**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$2,867.00/2022**
 Condo Fee/Freq: **\$456.86/Monthly**

Remarks/Directions

Public Rmks: **Excellent opportunity to own your own luxury 1 bedroom unit at Deerhurst Lakeside Lodge on beautiful Peninsula Lake in Huntsville! This fabulous location offers endless activities to enjoy year-round including over 40 miles of boating on 4 lake chain system, world class lakeside golf course, Amba Spa, excellent dining options, Hidden Valley Ski Resort, Treetop Trekking and all Downtown Huntsville amenities. This ground floor unit allows for easy access and offers a private patio to relax and enjoy your morning coffee and alfresco dining. Great common elements including exclusive owners' lounge, games room, exercise room plus outdoor in ground pool overlooking the lake. Services include fibre optic high-speed internet, mail delivery, garbage disposal and shared (no charge) laundry facility. Don't miss out on this fabulous opportunity to enjoy all that Muskoka has to offer with your own private suite for personal use plus currently on rental program to enjoy some easy income through Deerhurst.**

Directions: **Highway 60 E, right on Canal Road (sign for Deerhurst Resort) keep left onto Deerhurst Drive, pass main resort pavilion, right on Pen Lake Point Road to #25 straight ahead.**

Common Elements

Common Element/Condo Amenities: **Elevator, Exercise Room, Games Room, Guest Suites, Pool, Tennis Court, Visitor Parking**

Condo Fees: **\$456.86/Monthly**

Condo Fees Incl: **Building Insurance, Building Maintenance, Cable TV, Common Elements, High Speed Internet, Natural Gas, Parking, Snow Removal, Water**

Locker: **None**

Balcony: **Open**

Pets Allowed: **Restricted**

Condo Corp #: **89**

Prop Mgmt Co: **Parcel**

Condo Corp Yr End:

Waterfront

Waterfront Type: **Direct Waterfront**

Water View: **Direct Water View**

Waterfront Features: **Beach Front**

Dock Type: **Private Docking**

Boat House:

Shoreline:

Frontage: **500.00**

Shore Rd Allow: **Owned**

Exposure:

Channel Name:

Island Y/N: **No**

Exterior

Construct. Material: **Stucco (Plaster)**

Roof: **Asphalt Shingle**

Shingles Replaced: Foundation:

Prop Attached: **Attached**

Year/Desc/Source: **//**

Apx Age: **0-5 Years**

Property Access: **Private Road, Year Round Road**

Rd Acc Fee:

Garage & Parking: **Outside/Surface/Open**

Parking Spaces: Driveway Spaces: **1.0**

Garage Spaces:

Water Source: **Municipal**

Water Tmnt:

Sewer: **Sewer (Municipal)**

Lot Front (Ft): **0.00**

Lot Depth (Ft): **0.00**

Lot Shape:

Location: **Urban**

Lot Irregularities:

Land Lse Fee:

Area Influences: **Ample Parking, Beach, Downtown, Golf, Hospital, Lake Access, Marina, Park, Place of Worship, Shopping Nearby, Skiing, Trails**

Restrictions:

Exposure: **South**

Interior

Interior Feat: **Other**

Laundry Feat: **In Building**

Cooling: **Central Air**

Heating: **Gas**

Inclusions: **Furniture, Refrigerator, Stove, Window Coverings**

Exclusions: **Hotel linens and towels**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: UNIT 10, 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	
Zoning: C4	Survey: /
Assess Val/Year: \$239,000/2022	Hold Over Days:
PIN: 488890027	Occupant Type: Tenant
ROLL: 444202000604127	
Possession/Date: Immediate/	Deposit: 5%

Brokerage Information

List Date: **06/02/2023**
List Brokerage: [Re/Max Professionals North, Brokerage, Huntsville](#) 

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Jennifer Parker, Broker
Date Prepared: 08/17/2023

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25 PEN LAKE POINT Road Unit #111, Huntsville, Ontario P1H 1A9

Client Full
Active / Residential

[25 PEN LAKE POINT Rd #111 Huntsville](#)

MLS® #: 40468870
Price: **\$549,900**



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



Water Body: **Peninsula Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1

Beds (AG+BG): **1 (1 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **604**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **604/Owner**
DOM: **2**
Common Interest: **Condominium**
Tax Amt/Yr: **\$3,695.00/2023**
Condo Fee/Freq: **\$568.02/Monthly**

Remarks/Directions

Public Rmks: **Welcome to your own piece of paradise in Muskoka, overlooking the serene beauty of Peninsula Lake. This ground floor 1-bedroom unit at the renowned Deerhurst Resort offers the perfect blend of luxury, nature, and convenience. With numerous amenities and breathtaking views, this is a rare opportunity to own a slice of this iconic location. The unit's private balcony offers a front-row seat to the stunning outdoor scenery that Muskoka is famous for. Relax and unwind while taking in the picturesque views of Peninsula Lake. Enjoy the open-concept design with 10-foot ceilings that create a spacious and airy atmosphere. The kitchen seamlessly flows into the living room, perfect for both relaxation and entertainment. Stay warm and cozy during chilly Muskoka evenings with the gas fireplace in the living room, adding both ambiance and comfort to your space. Take advantage of exclusive owner discounts for resort amenities and services. Experience the Deerhurst lifestyle to the fullest. This condo is part of the Deerhurst rental program, providing you with the option to earn rental income when you're not using the unit, making it an attractive investment opportunity. Embrace the Muskoka lifestyle and make this 1-bedroom condo your private retreat.**

Directions: **Highway 60 E, right on Canal Road (sign for Deerhurst Resort) keep left onto Deerhurst Drive, pass main resort pavilion, right on Pen Lake Point Road to #25 straight ahead.**

Common Elements

Common Element/Condo Amenities: **Elevator, Exercise Room, Games Room, Guest Suites, Party Room, Playground, Pool, Shared Beach, Tennis Court, Visitor Parking**

Condo Fees: **\$568.02/Monthly**
Condo Fees Incl: **Building Insurance, Building Maintenance, Cable TV, High Speed Internet, Natural Gas, Parking, Private Garbage Removal, Snow Removal, Water**

Locker: **Exclusive, In-Suite/L28**

Pets Allowed: **Yes**

Prop Mgmt Co: **Parcel**

Balcony: **Open**

Condo Corp #: **89**

Condo Corp Yr End:

Waterfront

Waterfront Type: **Direct Waterfront**

Waterfront Features: **Beach Front**

Dock Type: **Private Docking**

Shoreline:

Shore Rd Allow: **Not Owned**

Channel Name:

Water View: **Direct Water View**

Boat House:

Frontage: **300.00**

Exposure:

Island Y/N: **No**

Exterior

Construct. Material: **Stucco (Plaster)**

Shingles Replaced:

Year/Desc/Source: **//**

Property Access:

Garage & Parking: **Outside/Surface/Open**

Parking Spaces:

Water Source: **Municipal**

Lot Front (Ft): **0.00**

Location: **Rural**

Area Influences:

Foundation:

Driveway Spaces: **2.0**

Water Tmnt: **0.00**

Lot Depth (Ft): **0.00**

Lot Irregularities:

Roof: **Asphalt Shingle**

Prop Attached: **Attached**

Apx Age: **0-5 Years**

Rd Acc Fee:

Garage Spaces:

Sewer: **Sewer (Municipal)**

Lot Shape:

Land Lse Fee:

Access to Water, Ample Parking, Beach, Downtown, Golf, Highway Access, Hospital, Lake Access, Landscaped, Park, Public Parking, Shopping Nearby, Skiing, Trails

Topography:

Restrictions:

Fronting On: **North**

Exposure: **South**

Interior

Interior Feat: **None**

Laundry Feat: **In Building**

Cooling: **Central Air**

Heating: **Fireplace-Gas, Forced Air**

Inclusions: **Dishwasher, Furniture, Microwave, Stove, Window Coverings, Other**

Exclusions: **Resort linens and towels.**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **UNIT 2, 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**
Zoning: **C4-0158** Survey: **None/**
Assess Val/Year: **\$308,000/2022** Hold Over Days:
PIN: **488890019** Occupant Type: **Owner Plus Tenant**
ROLL: **444202000604119**
Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **08/15/2023**
List Brokerage: [Re/Max Professionals North, Brokerage, Huntsville](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Jennifer Parker, Broker
Date Prepared: 08/17/2023

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25 PEN LAKE POINT Road Unit #409, Huntsville, Ontario P1H 1A9

Client Full
Active / Residential

[25 PEN LAKE POINT Rd #409 Huntsville](#)

MLS® #: 40447325
Price: **\$599,900**

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



Water Body: **Peninsula Lake**
Type of Water: **Lake**



	Beds	Baths	Kitch
Main	1	1	1

Beds (AG+BG): **1 (1 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **632**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **632/Owner**
DOM: **47**
Common Interest: **Condominium**
Tax Amt/Yr: **\$3,755.00/2022**
Condo Fee/Freq: **\$568.02/Monthly**

Remarks/Directions

Public Rmks: **Welcome to your dream retreat at World Class Deerhurst Resort in beautiful Muskoka! This top floor, 1-bedroom, 1-bathroom condo offers a serene and picturesque living experience overlooking Peninsula Lake. Featuring an open concept design with natural light and breathtaking views of the surrounding nature and lake. This unit comes fully furnished with two comfortable queen beds for optimal relaxation and being on the top floor ensures peace and quiet with no neighbours above. Enjoy access to the fantastic amenities offered by Deerhurst Resort by taking a dip in the swimming pool or being active on the tennis court, golf course or fitness centre. You can indulge in delectable dining options and unwind at the spa. Currently enrolled in the Deerhurst rental program, providing a great opportunity for additional income. Whether you're looking for a personal getaway or an investment property, this condo has it all. HST is in addition to purchase price.**

Directions: **Highway 60 E, right on Canal Road (sign for Deerhurst Resort) keep left onto Deerhurst Drive, pass main resort pavilion, right on Pen Lake Point Road to #25 straight ahead.**

Common Elements

Common Element/Condo Amenities: **Elevator, Exercise Room, Games Room, Guest Suites, Party Room, Playground, Pool, Tennis Court, Visitor Parking**

Condo Fees: **\$568.02/Monthly**
Condo Fees Incl: **Association Fee, Building Insurance, Building Maintenance, Cable TV, High Speed Internet, Natural Gas, Parking, Snow Removal**
Locker: **Exclusive/125**
Pets Allowed: **Restricted**
Prop Mgmt Co: **Parcel Property Mgmt.**
Balcony: **Open**
Condo Corp #: **89**
Condo Corp Yr End:

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Beach Front**
Dock Type: **Private Docking**
Shoreline:
Shore Rd Allow: **Not Owned**
Channel Name:
Water View: **Unobstructed Water View**
Boat House:
Frontage: **300.00**
Exposure:
Island Y/N: **No**

Exterior

Construct. Material: **Stucco (Plaster)**
Shingles Replaced:
Year/Desc/Source: **//**
Property Access: **Private Road**
Garage & Parking: **Outside/Surface/Open**
Parking Spaces:
Water Source: **Municipal**
Lot Front (Ft): **0.00**
Location: **Rural**
Area Influences: **Beach, Golf, Highway Access, Hospital, Lake Access, Marina, Park, Playground Nearby, Rec./Community Centre, Shopping Nearby, Skiing, Trails**
Foundation:
Driveway Spaces: **1.0**
Water Tmnt:
Lot Depth (Ft): **0.00**
Lot Irregularities:
Roof: **Asphalt Shingle**
Prop Attached: **Attached**
Apx Age: **0-5 Years**
Rd Acc Fee:
Garage Spaces:
Sewer: **Sewer (Municipal)**
Lot Shape:
Land Lse Fee:
Restrictions:
Exposure: **South**

Interior

Interior Feat: **Elevator**
Laundry Feat: **In Building**
Cooling: **Central Air**
Heating: **Forced Air**
Fireplace: **/Natural Gas**
Inclusions: **Dishwasher, Furniture, Microwave, Refrigerator, Stove, Window Coverings**
Exclusions: **Hotel towels and linens.**
FP Stove Op:

Property Information

Common Elem Fee: **No**
Legal Desc: **UNIT 4, LEVEL 5, 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**
Local Improvements Fee:

Zoning: **HUNTSVILLE
C4**
Assess Val/Year: **\$313,000/2022**
PIN: **488890120**
ROLL: **444202000604220**
Possession/Date: **Flexible/**

Survey: /
Hold Over Days:
Occupant Type: **Owner Plus Tenant**
Deposit: **5%**

Brokerage Information

List Date: **07/01/2023**
List Brokerage: [Re/Max Professionals North, Brokerage, Huntsville](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Jennifer Parker, Broker
Date Prepared: 08/17/2023

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