

1869 HIGHWAY 118 Road W Unit #102A, Bracebridge, Ontario P1L 1W8

Listing

Member Full
Active / Residential

Listing ID: 40573532
 List Price: **\$649,000.00**
 New Listing



Muskoka/Bracebridge/Bracebridge 1 Storey/Apt/Apartment/Condo Unit/Attached

Water Body: **Lake Muskoka**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (2 + 0)**
 Dens Total: **0**
 AG Fin SqFt Range: **501 to 1000**
 AG Fin SqFt: **849/Owner**
 Ownership Type: **Condominium**
 Tax Amt/Yr: **\$0.00/2024**
 Condo Fee/Freq: **\$976.00/Monthly**
 Addl Monthly Fees: **\$0.00**

ARN/PIN: 445309000302854 / 488900046
Legal: UNIT 27, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 90 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT283619; TOWNSHIP OF MUSKOKA LAKES

Remarks/Directions

Public: **Welcome to the ultimate lakeside living experience at Touchstone Resort on Lake Muskoka! We are delighted to introduce a newly constructed condo that offers not only luxury and comfort but also the opportunity for a lucrative investment through the rental program. This stunning 2 bedroom condo features a contemporary design and is located in the heart of one of Ontario's most sought-after vacation destinations. With its prime waterfront location, residents can enjoy breathtaking views of the sparkling waters and lush green surroundings right from their own private outdoor space. The lock-out unit feature provides you with the flexibility to use the space as two separate units or combine them for a larger living area. This is a perfect solution for homeowners who may want to visit occasionally and rent out the property during the rest of the year. It opens up ample opportunities for generating rental income and maximizing your investment potential. Inside the condo, you will find modern finishes and high-quality craftsmanship throughout. The open concept layout seamlessly blends the living, dining, and kitchen areas, creating an inviting and functional space. The kitchen is equipped with top-of-the-line appliances, sleek cabinetry, and quartz countertops, making it a joy to cook and entertain. As a resident of Touchstone Resort, you will have access to a range of exceptional amenities, including a fitness center, spa, outdoor pools, tennis courts, and dock slips. For those seeking adventure, the resort offers various water sports activities, hiking trails, and even a private beach. Don't miss out on this incredible opportunity to own a newly constructed condo on Lake Muskoka, with the added benefit of being on the rental program at Touchstone Resort. Experience the best of lakeside living while maximizing your investment potential.**

Directions to Property: **Highway 11 to Highway 118W (Muskoka Road) to Touchstone Resort**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **Club House, Exercise Room, Games Room, Pool, Tennis Court, Visitor Parking**
 Condo Fees: **\$976.00/Monthly**
 Condo Fees Incl: **Building Maintenance, Cable TV, Common Elements, Decks, Ground Maintenance/Landscaping, High Speed Internet, Property Management Fees, Snow Removal, Telephone**
 Locker: **None**
 Pets Allowed: **Restricted**
 Prop Mgmt Co: **Percel**
 Building Name: **Beach House Villa**
 Balcony: **None**
 Condo Corp #: **90**
 Condo Corp Yr End:

Waterfront

Waterfront Type: **Waterfront Community**
 Waterfront Features: **Water Access Deeded, Beach Front**
 Dock Type: **Private Docking**
 Shoreline:
 Water View: **Direct Water View**
 Boat House:
 Frontage: **0.00**

Shore Rd Allow: **Owned**
Channel Name:

Exposure:
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Recreational Area, Year Round Living**
Construct. Material: **Stone, Vinyl Siding**
Shingles Replaced: Foundation:
Year/Desc/Source: **//**
Property Access: **Municipal Road**
Pool Features: **Inground, Outdoor**
Garage & Parking: **Outside/Surface/Open, Visitor Parking//Asphalt Driveway**
Parking Spaces: **1** Driveway Spaces: **1.0**
Water Source: **Drilled Well** Water Tmnt:
Location: **Rural** Lot Irregularities:
Area Influences: **Beach, Golf, Highway Access, Lake/Pond, School Bus Route**
View: **Beach, Pool, Water**
Topography: **Level**
Restrictions:

Roof: **Shingles**
Prop Attached: **Attached**
Apx Age: **New**
Rd Acc Fee:
Garage Spaces:
Sewer: **Septic**
Land Lse Fee:
Retire Com:
Fronting On: **South**
Exposure: **South**


Interior

Interior Feat: **Ceiling Fans, Guest Accommodations**
Laundry Feat: **In-Suite**
Cooling: **Central Air**
Heating: **Propane**
Fireplace: **/Living Room** FP Stove Op:
Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**





Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
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Zoning: **Waterfront Commercial** Survey: **None/**
Assess Val/Year: **\$476,000/2023** Hold Over Days:
PIN: **488900046** Occupant Type: **Owner Plus Tenant**
ROLL: **445309000302854**
Possession/Date: **30 - 59 Days/** Deposit: **5%**

Marketing

Showing Requirements: **Showing System**
Showings: 
Showing Remarks: **Book through BrokerBay. Minimum 24 hours notice required for showings.**
Lockbox Type: **None** Locbox Loc/Serial#:/
Possession: **30 - 59 Days**

Brokerage Information

List Date: **04/18/2024** Expiration Date: **07/19/2024** Int Bearing Bkg Trust Account: **No**
Financing: SPIS: Contact After Expired: **No**
Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
Assignment Of Listing: HST Applicable to Sale: **No**
Representation Type: **Designated Representative**
Offer Remarks: **24 hour irrevocable on all offers. Please include Schedule B with offer.**
Original List Price: **\$649,000.00**
List Brokerage: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)  Brkge #: **705-789-4957**
List Salesperson: [Victoria Darling-Wadel, Salesperson](#)  Direct #: **705-571-2852**
Email: vdarling@vianet.ca L/SP Cell: **705-571-2852**
List Brokerage 2: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)  Phone: **705-789-4957**
List Salesperson 2: [Jessica Brown, Salesperson](#)  Phone: **705-571-0882**
Email: jessicabrown@vianet.ca L/SP2 Cell: **705-571-0882**

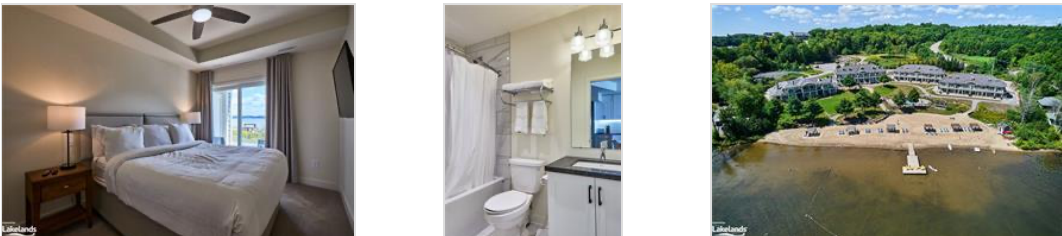
Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
Prepared By: Victoria Darling-Wadel, Salesperson

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Photos

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