

# 75 HOYT Avenue, Victoria Harbour, Ontario L0K 2A0

Client Full  
**Active / Residential**

**75 HOYT Av Victoria Harbour**

MLS® #: 40313481  
Price: **\$799,000**



## Simcoe County/Tay/Victoria Harbour

### 2 Storey/House

	Beds	Baths	Kitch
Main	2	1	1
Second	2	1	1

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **2,485**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,485/Other**  
 DOM/CDOM: **7/7**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,200.00/2022**

### Remarks/Directions

Public Rmks: **Welcome to the town of Victoria Harbour, featuring this one-of-a-kind home with an in-law suite. The main level is 1244 square feet with two bedrooms, one bathroom, a cozy propane fireplace, a laundry room, plus a front porch and back sunroom. This home's second level features an open kitchen, dining, and living room with a vaulted ceiling and 1240 square feet. Two bedrooms, one bathroom, and an office. The front deck has views over Georgian Bay with amazing sunsets. The back sunroom has stairs down to a private garden patio to enjoy your morning coffee! This property, at first glance, appears to be a single-family home, however, has two separate kitchens, dining and living rooms! The property has a 531-square-foot detached insulated and heated garage from the private paved driveway around the home. All this is in an area with beautiful homes and cottages. This is just a stroll down to the water's edge or the stores, marina, and restaurants in the town. A wonderful place to live and share with family! Close proximity to highway 400, skiing, biking, parks, waterfront, shopping, schools, and more. Book your showing today!**

Directions: **Park Street to Hoyt Ave.**

### Common Elements

Locker:

Balcony:

### Exterior

Exterior Feat:	<b>Balcony, Deck(s), Landscaped</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Vinyl Siding</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2012</b>	Apx Age:	<b>16-30 Years</b>
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>	Winterized:	
Other Structures:	<b>Shed</b>		
Pool Features:	<b>None</b>		
Garage & Parking:	<b>Detached Garage//Private Drive Double Wide</b>		
Parking Spaces:	<b>6</b>	Driveway Spaces:	<b>4.0</b>
Services:	<b>Cable, Garbage/Sanitary Collection, Natural Gas, Telephone</b>	Garage Spaces:	<b>2.0</b>
Water Source:	<b>Municipal</b>		
Lot Size Area/Units:	/	Water Tmnt:	<b>None</b>
Lot Front (Ft):	<b>50.00</b>	Acres Range:	<b>&lt; 0.5</b>
Location:	<b>Urban</b>	Lot Depth (Ft):	<b>125.00</b>
Area Influences:	<b>Landscaped, Library, Park</b>	Lot Irregularities:	
Topography:			
Local Impvmt:	<b>Yes</b>	Fronting On:	<b>West</b>

### Interior

Interior Feat:	<b>Ceiling Fans, In-Law Suite</b>		
Security Feat:	<b>None</b>		
Access Feat:	<b>None</b>		
Basement:	<b>None</b>	Basement Fin:	
Laundry Feat:	<b>Main Level</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air, Gas</b>		
Under Contract:	<b>None</b>	Contract Cost/Mo:	
Lease to Own:	<b>None</b>		
Inclusions:	<b>Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings</b>		
Exclusions:	<b>PERSONAL ITEMS</b>		

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	<b>Yes</b>
Legal Desc:	<b>PT LT 15 CON 7 TAY AS IN R0323147; TAY</b>	Survey:	<b>Unknown/</b>
Zoning:	<b>R 2</b>	Hold Over Days:	<b>90</b>
Assess Val/Year:	<b>\$387,000/2022</b>	Occupant Type:	<b>Vacant</b>
PIN:	<b>584880076</b>		
ROLL:	<b>435306000142600</b>	Deposit:	<b>50,000</b>
Possession/Date:	<b>Immediate/</b>		

Brokerage Information

List Date: **08/26/2022**  
List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA**  
Source Board: **The Lakelands Association of REALTORS®**

**Prepared By: Brittni Korporaal, Employee**  
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**Date Prepared: 09/02/2022**

**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	15' 1" X 15' 8"	4.60 X 4.78	
Breakfast Room	Main	8' 1" X 13' 1"	2.46 X 3.99	
Kitchen	Main	10' 0" X 12' 2"	3.05 X 3.71	
Bedroom	Main	13' 11" X 12' 0"	4.24 X 3.66	
Bedroom	Main	9' 11" X 14' 11"	3.02 X 4.55	
Bathroom	Main			4-Piece
Sunroom	Main	6' 3" X 13' 4"	1.91 X 4.06	
Storage	Main	6' 4" X 4' 9"	1.93 X 1.45	
Utility Room	Main	5' 11" X 12' 0"	1.80 X 3.66	
Laundry	Main	4' 9" X 8' 7"	1.45 X 2.62	
Family Room	Second	15' 2" X 19' 11"	4.62 X 6.07	
Bedroom Primary	Second	14' 10" X 11' 10"	4.52 X 3.61	
Bedroom	Second	11' 11" X 9' 7"	3.63 X 2.92	
Office	Second	8' 3" X 9' 6"	2.51 X 2.90	
Sunroom	Second	6' 2" X 13' 4"	1.88 X 4.06	
Dining Room	Second	10' 1" X 13' 1"	3.07 X 3.99	
Kitchen	Second	10' 1" X 13' 1"	3.07 X 3.99	
Bathroom	Second	11' 11" X 6' 11"	3.63 X 2.11	4-Piece

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