

# 25 SECOND Street Unit #11, Gravenhurst, Ontario P1P 1N1

Client Full  
**Incomplete / Residential Lease**

**25 SECOND St #11 Gravenhurst**

MLS® #: 40389072  
 Price: **\$2,000/Per Month**



## Muskoka/Gravenhurst/Gravenhurst

### 1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Total: **550/Owner**  
 SF Range: **501 to 1000**  
 AG Fin SF: **550.00/Owner**  
 DOM/CDOM  
 Pets Y/N: **Restricted**  
 Lease Term: **12 Months**  
 Parking Spcs: **1**  
 Furnished Y/N: **No**

### Remarks/Directions

Public Rmks: **Fully renovated 2 bedrooms, 1 bath condo in the heart of Gravenhurst. Updated bathroom and brand new appliances including washer/dryer and dishwasher. Lots of natural light with new, large windows. Within walking distance to shopping, restaurants and downtown amenities and located across from Gull Lake Park. 1 parking spot included, hydro is paid on top of monthly rent.**

Directions: **Bethune Dr. to Brock St. Left onto Second St. Parking for building is out back.**

### Exterior

Construct. Material: **Brick**  
 Shingles Replaced:  
 Yr Built Desc: **//**  
 Property Access: **Public Road, Year Round Road**  
 Garage and Parking: **, Outside/Surface/Open,**  
 Parking Spaces: **1** Driveway Spaces: **1** Garage Spaces:  
 Services: **Garbage/Sanitary Collection, Telephone**  
 Water Source: **Municipal** Water Tmnt:  
 Location: Lot Irregularities: **N/A** Sewer: **Sewer (Municipal)**  
 Area Influences: **Downtown, Highway Access, Lake/Pond, Park, Playground Nearby, Shopping Nearby**  
 Topography: **Flat** Fronting: **West**  
 Elementary School: **GPS /Secondary-GHS**

### Interior

Interior Feat: **Separate Heating Controls, Separate Hydro Meters**  
 Laundry Access: **In-Suite**  
 Cooling: **None**  
 Heating: **Baseboard**  
 Inclusions: **Dishwasher, Dryer, Freezer, Garbage Disposal, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**  
 Electric Age: Plumbing Age: Furnished: **No**

### Common Elements

Common Element/Condo Amenities: **None**  
 Condo Fees:  
 Locker: **None** Balcony: **None**  
 Pets Allowed: **Restricted** Condo Corp #: **2**  
 Prop Mgmt Co: **Muskoka Condominium Corp** Condo Corp Yr End:

### Lease/Rental

Tenant Pays: **Cable TV, Hydro, Internet, Tenant Insurance**  
 Owner Pays: **Building Insurance, Building Maintenance, Parking, Property Taxes, Snow Removal, Water, Water Heater**  
 Lease Requirements: **Credit Check, Deposit, Lease Agreement, Rental Application**  
 Ownership:  
 Zoning: **C-1A** Tax Amount/Year: **\$1,240/2017**  
 Assess Val/Year: **\$99,000/** Survey: **/**  
 PIN: **488020001** Hold Over Days:  
 ROLL: **440201000600201** Occupant Type: **Vacant**  
 Possession/Date: **Immediate/** Deposit: **First and last**  
 Prop Mgmt Co: **Muskoka Condominium Corp** Prop Mgmt Phone:  
 Prop Mgt Contact: Sublease Y/N: **No**  
 Common Elem Fee: **No** Local Improvements Fee:  
 Zoning: **C-1A** Survey: **/**  
 Assess Val/Year: **\$99,000/** Hold Over Days:  
 PIN: **488020001** Occupant Type: **Vacant**  
 ROLL: **440201000600201** Deposit: **First and last**  
 Possession/Date: **Immediate/**

### Brokerage Information

List Date: **03/17/2023**



-----

Source Board: The Lakelands Association of REALTORS®

Prepared By: Sarah Shields, Employee

Date Prepared: 03/17/2023

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

POWERED by [itsorealestate.ca](https://itsorealestate.ca). All rights reserved.

---

**MLS® #: 40389072**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>15' 0" X 12' 0"</b>	<b>4.57 X 3.66</b>	
<b>Kitchen</b>	<b>Main</b>	<b>9' 0" X 8' 0"</b>	<b>2.74 X 2.44</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>10' 5" X 10' 5"</b>	<b>3.17 X 3.17</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10' 5" X 9' 5"</b>	<b>3.17 X 2.87</b>	
<b>Bathroom</b>	<b>Main</b>			<b>4-Piece</b>

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.