

Property Member Full

1037 GREENVIEW Drive Unit #56, Lake Of Bays, Ontario P1H 0K1

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

Listing ID: 40581065
List Price: **\$995,000.00**
New Listing

Muskoka/Lake of Bays/Franklin
2 Storey/House/Detached



| | Beds | Baths | Kitch |
|--------|------|-------|-------|
| Main | | 1 | 1 |
| Second | 3 | 2 | |

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 AG Fin SqFt Range: **2001 to 3000**
 AG Fin SqFt: **2,574/Plans**
 DOM/CDOM: **0/0**
 Ownership Type: **Condominium**
 Tax Amt/Yr: **\$0.00/2024**
 Lot Size: **2.00/Acres**
 Condo Fee/Freq: **\$127.50/Monthly**

Recent: 05/10/2024 : New Listing
Seller: Eric Theiner, Nadia Theiner
ARN/PIN: 442701000706376 / 489010056
Legal: UNIT 56, LEVEL 1, MUSKOKA VACANT LAND CONDOMINIUM PLAN NO. 101 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT281913 TOWNSHIP OF LAKE OF BAYS

Remarks/Directions

Public: Minutes outside the Town of Huntsville is the area's newest and most anticipated 1300- acre master-planned community, Northern Lights by Signature Communities. Estate sized lots, custom designed homes and a list of amenities sure to impress the most discerning buyer. A nature lover's paradise with access to the 900-acre nature preserve where residents can enjoy hiking, biking, skiing and wild-life watching on a majestic network of trails. This newly built 3 Bedroom, 3 Bathroom home was recently completed with upgraded hardwood flooring throughout (including all bedrooms on the upper level) and benefits from an upgraded Black Bosch appliance package. Peer out the large windows to view the sunset climbing over the trees while the morning light floods in the main rooms or take it in from the screened in Muskoka Room located directly off the Kitchen / Dining Room. A full height basement is ready to be finished to your liking and already has a rough-in for a 4th bathroom. Experience a quality well-built home in a highly desired community in Muskoka. **PROPERTY HAS BEEN VIRTUALLY STAGED. DEVELOPER WILL BE PLANTING TREES. TREES IN PHOTOS ARE FOR VISUAL PURPOSES ONLY AND MAY NOT BE THE SAME SIZE OR IN THE SAME LOCATION.**

REALTOR®: THE BUYER ACKNOWLEDGES THE PROPERTY HAS YET TO BE ASSESSED BY MPAC. TAXES AND ASSESSED VALUE ARE SUBJECT TO CHANGE. RENTAL ITEMS TO BE VERIFIED. Digital content creation for social media or public distribution is not permitted at the above noted address without express written consent from the owner or owners realtor. Content sharing from the listing brokerages Facebook or Instagram feeds is permitted

Directions to Property: **Follow ON-11 N and ON-60 E to Echo Hills Rd in Lake of Bays**

Common Elements

Common Element/Condo Amenities: **BBQs Permitted, Club House, Community BBQ, Party Room, Pool, Other**

Condo Fees: **\$127.50/Monthly**
 Locker: **None**
 Pets Allowed: **Yes**
 Prop Mgmt Co: **Percol Inc.**
 Prop Mgt Contact: **Christopher Verkoul/905-761-6840**
 Balcony: **None**
 Condo Corp #: **MULC NO.101**
 Condo Corp Yr End:
 Status Certificate Date:

Exterior

Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **//Builder Community**
 Pool Features:
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **6**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **2.000/Acres**
 Lot Front (Ft): **274.18**
 Location: **Rural**
 Area Influences: **Ample Parking, Beach, Business Centre, Downtown, Golf, Highway Access, Hospital, Library, Major Highway**
 Foundation: **Poured Concrete**
 Driveway Spaces: **6.0**
 Water Tmnt: **Water Softener**
 Acres Range:
 Lot Depth (Ft):
 Lot Irregularities:
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **New**
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 View: **Clear**
 Topography: **Flat**
 Retire Com:
 Fronting On: **West**

Interior

Interior Feat: **Air Exchanger, On Demand Water Heater, Rough-in Bath, Sump Pump, Water Softener**
 Basement: **Full Basement**
 Basement Feat: **Development Potential**
 Laundry Feat: **Laundry Room, Main Level**
 Basement Fin: **Partially Finished**

Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Fireplace: **/Propane**
 Under Contract: **HWT-Electric**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Range Hood, Refrigerator, Smoke Detector, Stove, Washer**
 Electric Age: **1** Plumbing Age: **1** Furnished:
 Furnace Age: **1** Tank Age: **1** UFFI:

FP Stove Op:
 Contract Cost/Mo:
 Occupant Type: **Vacant**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **UNIT 56, LEVEL 1, MUSKOKA VACANT LAND CONDOMINIUM PLAN NO. 101 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT281913 TOWNSHIP OF LAKE OF BAYS**
 Zoning: **RU** Survey: **None/**
 Assess Val/Year: **\$46,000/2023** Hold Over Days: **60**
 PIN: **489010056** Occupant Type: **Vacant**
 ROLL: **442701000706376**
 Possession/Date: **Immediate/** Deposit: **5%**

Marketing

Showing Requirements: **Showing System**
 Showings: **Showing System**
 Showing Remarks: **Please Book Through Brokerbay**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**
 Sign on Prop: **Yes**
 Possession: **Immediate**

Brokerage Information

List Date: **05/10/2024** Expiration Date: **11/30/2024** 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: **No** HST Applicable to Sale: **No**
 Original List Price: **\$995,000.00**
 List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Por** Brkge #: **705-765-1820**
 List Salesperson: **Doug Reid, Salesperson** Direct #: **705-706-2526**
 Email: **douglasmreid@icloud.com** L/SP Cell: **705-706-2526**
 List Brokerage 2: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Por** Phone: **705-765-1820**
 List Salesperson 2: **Bob Clarke, Salesperson** Phone: **705-765-1820**
 Email: **bob@mymuskokacottages.com** L/SP2 Cell: **416-209-1820**

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Source Board: The Lakelands Association of REALTORS®
 Prepared By: Myan Mclean, Employee
 Date Prepared: 05/10/2024

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History

1037 GREENSVIEW Drive Unit#56, Lake Of Bays, Ontario P1H 0

Listing ID: 40581065

Listing ID: 40581065 Type: **Residential/House** CDOM: **0** List Agt: [LA201453](#)
 List Off: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port Carling](#)



DOM **Price Type** **Change Type** **Effective** **Change Info** **Chg Timestamp** **Chg By**
 \$995,000 RESI New Listing 05/10/24 ->ACT 05/10/24 11:33 AM [LA711672](#)

Rooms

Listing ID: 40581065

| Room | Level | Dimensions | Dimensions (Metric) | Room Features |
|--------------------------------|---------------|-------------------------|---------------------|----------------|
| Living Room/Dining Room | Main | 25' 8" X 16' 10" | 7.82 X 5.13 | |
| Kitchen | Main | 12' 6" X 16' 10" | 3.81 X 5.13 | |
| Sunroom | Main | 13' 8" X 13' 11" | 4.17 X 4.24 | |
| Laundry | Main | 5' 3" X 7' 7" | 1.60 X 2.31 | |
| Bathroom | Main | | | 2-Piece |
| Bedroom | Second | 15' 10" X 7' 10" | 4.83 X 2.39 | |
| Bedroom | Second | 14' 3" X 8' 7" | 4.34 X 2.62 | |
| Bathroom | Second | 11' 3" X 5' 2" | 3.43 X 1.57 | 4-Piece |
| Bedroom Primary | Second | 16' 7" X 11' 0" | 5.05 X 3.35 | |
| Primary Ensuite | Second | 11' 2" X 5' 5" | 3.40 X 1.65 | 4-Piece |
| Bathroom | | | | |
| Other | Second | 8' 5" X 7' 7" | 2.57 X 2.31 | |
| Basement | Lower | 37' 5" X 23' 7" | 11.40 X 7.19 | |

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