

Property Client Full

1235 Deerhurst Drive Unit #Building 6 - Unit 203, Huntsville, Ontario P1H 2E8

Listing

1235 Deerhurst Dr #Building 6 - Unit 203 Huntsville

Active / Residential Condo & Other / Condo Apartment

MLS®#: X12698602

List Price: **\$1,299,900**

New Listing



Muskoka/Huntsville/Chaffey

Tax Amt/Yr: **\$8,484.02/2025**
SPIS: **No**
Legal Level: **2**

Transaction: **Sale**
DOM: **0**
Legal Unit: **1**

Style: **Condo Apartment**
Fractional Ownership:
Assignment:
Corp #: **25**
Reg Office: **MCP**
Locker: **Exclusive**
Locker Level: **Basement**
Zoning: **C4-0551**
Dir/Cross St: **Hwy 60 & Canal**
Prop Mgmt: **Icon**

Rooms Rooms+: **7+0**
BR BR+: **3(3+0)**
Baths (F+H): **3 (3+0)**
SF Range: **1800-1999**
SF Source: **Floor plan**
Lot Acres:
Fronting On:

PIN #: **488250003**
Holdover: **30**
Possession: **Immed**
Bldg Name: **Lakeside - Building 6**

ARN #: **444202000608102**
Contact After Exp: **No**
Possession Date:

Kitchens: **1 (1+0)**
Fam Rm: **No**
Basement: **/None**
Fireplace/Stv: **Yes**
Interior Feat: **Primary Bedroom - Main Floor, Separate Heating Controls**
Heat: **Baseboard**
Heat Source: **Electric**
Apx Age: **31-50**
Sqft Source: **Floor plan**
Exposure: **SE**
Assessment: **2025**
Special Design: **Unknown**
Bldg Amen: **BBQs Allowed, Gym, Indoor Pool, Outdoor Pool, Tennis Court, Communal Waterfront Area**

Pets Allowed: **Yes-with Restrictions**
Maintenance: **\$1,516.50**
A/C: **Yes/Central Air**
Central Vac: **No**
Included: **Water, Building Insurance, Parking, Common Elements**

Balcony: **Enclosed**
Laundry Acc: **In-Suite Laundry**
Laundry Lev: **Main**
Exterior: **Wood, Brick Veneer**
Gar/Gar Spcs: **None/0.0**
Park Type: **Common, Exclusive**
Drive Pk Spcs: **2.00**
Tot Pk Spcs: **2.00**

Property Feat: **Beach, Clear View, Golf, Lake Access, Skiing, Waterfront**

Water Name: **Peninsula Lake**
Waterfront Y/N: **Yes**
Water Struct: **Not Applicable**
Water Features: **Beachfront, Waterfront - Not Deeded**
Under Contract:
Access To Property: **Yr Rnd Municipal Rd**
Shoreline: **Clean, Hard Bottom, Sandy**
Shoreline Road Allowance: **None**
Docking Type: **Private**
View: **Clear, Hills, Lake, Panoramic, Trees/Woods, Water**

Waterfront: **Indirect**
Easements/Restr: **Unknown**
Dev Charges Paid:

HST App To SP: **Not Subject to HST**

Shoreline Exposure: **South East**

Water View: **Direct, Unobstructive**
Lot Shape:

Channel Name: **Peninsula**
Lot Size Source:

Remarks/Directions

Client Rmks: **Lakeside Living at Its Finest. Imagine waking each morning to breathtaking views of Peninsula Lake, coffee in hand, as sunlight dances across the water from your private balcony. This exceptional 1870 square foot three-bedroom, three-bathroom condominium represents one of only six exclusive residences in this coveted lakeside building, offering a rare opportunity to embrace the Muskoka lifestyle year-round. The quality of craftsmanship shines throughout, with gleaming hardwood floors flowing seamlessly from room to room. The living room features a stunning picture window framing the lake like living art, complemented by a cozy wood-burning fireplace for those crisp autumn evenings. Your custom kitchen boasts a stylish sit-up bar, while the separate dining area impresses with built-in cabinetry and a wine cooler for entertaining guests. The primary bedroom serves as your personal retreat, complete with a wood-burning fireplace and private ensuite. Two additional bedrooms, each with a full bathroom, provide ample space for family and guests. Step outside onto your generous balcony, perfect for summer barbecues while watching boats glide across forty miles of interconnected waterways. The surrounding resort grounds offer endless recreation: two golf courses, indoor and outdoor pools, a pristine beach, and scenic trails, including the nearby Lookout Trail. Winter enthusiasts will delight in the proximity to Hidden Valley Ski Club, while nature lovers can explore Arrowhead Provincial Park and the legendary Algonquin Park, a short drive away. This turnkey**

residence comes fully furnished with access to all resort amenities and owner discounts. Your Muskoka dream awaits-schedule your private viewing today.

Inclusions: As viewed excluding personal items.

Listing Contracted With: **Sutton Group Muskoka Realty Inc. 705-788-1200**

Prepared By: **TREVOR DOCHERTY, Broker**

Date Prepared: 01/15/2026

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	7.53 M X 4.93 M	24.70 Ft x 16.17 Ft		
Kitchen	Main	4.43 M X 3 M	14.53 Ft x 9.84 Ft		
Dining Room	Main	3.51 M X 4.92 M	11.51 Ft x 16.14 Ft		
Primary Bedroom	Main	4.14 M X 6.37 M	13.58 Ft x 20.89 Ft		
Bedroom	Main	4.78 M X 5.12 M	15.68 Ft x 16.79 Ft		
Bedroom	Main	5.1 M X 3.47 M	16.73 Ft x 11.38 Ft		
Laundry	Main	0.88 M X 0.84 M	2.88 Ft x 2.75 Ft		
Foyer	Main	1.68 M X 2.52 M	5.51 Ft x 8.26 Ft		
Bathroom				4	
Bathroom				3	

Photos

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