

# LAKE SIDE MUSKOKA

## LIVE RIGHT ON THE WATER'S EDGE

Lakeside Muskoka is a boutique condominium on the edge of Fairy Lake in Huntsville, Ontario. The development will provide the perfect blend between nature and urban amenities. Residents at Lakeside Muskoka Condos will find several lifestyle facilities around the address. The building, just 35' from the water's edge, will feature a modern aesthetic, rooftop social space and expansive suites with brilliant views of the lake and beautiful Muskoka landscape. Lakeside Muskoka offers endless conveniences and luxuries as it is located in a highly walkable town. Spend the morning on your private beach. Walk next door for an upscale lunch at Three Guys and a Stove. Bike to Main Street.

Unwind, indulge, socialize, repeat.

### BUILDING FEATURES

- 24/7 security system and cameras in main entrance and indoor garage
- Balconies/patios with glass and aluminum railing for enhanced views.
- Indoor fitness center, multipurpose room with kitchen amenities
- Electrical Vehicle (EV) charging infrastructure
- Direct and convenient access to temperature controlled indoor parking
- Gas BBQ hook-up on selected suites

### SUITE HIGHLIGHTS

- Open concept suites with expansive windows for optimal light and glass balconies creating a seamless indoor/outdoor living experience
- Your choice from one of three (3) complete colour and material coordinated packages professionally designed.
- Choice of stylish and modern wide plank laminate flooring.
- Quartz countertops in kitchen and bathrooms.
- Stainless steel kitchen appliances and stacked washer and dryer

MODEL	TYPE	SIZE RANGE (SQ. FT)	EXPOSURE	STARTING PRICE	FLOORS
Hawk	1 Bed	617	North	\$539,990	3
Vernon	1 Bed + Den	659	North	\$589,990	2, 3, 4
Arrowhead	1 Bed + Den	673	West	\$589,990	2, 3, 4
Cardinal	1 Bed + Den	732	North/East	\$629,990	4
Peninsula	1 Bed + Den	818	South/East	\$669,990	2
Kawartha	2 Bed	1060	North/East	\$826,990	5
Baysville	2 Bed	1151	South/West	\$949,990	1
Islandview	2 Bed	1272	South/West	\$979,990	2, 3,
Clearwater	2 Bed + Den	1167	North/West	\$989,990	1, 2, 3,
Bala	2 Bed + Den	1166	North/West	\$1,009,990	5
Whitetail	2 Bed + Den	1266	South/East	\$899,990	2, 3

<p><b><u>PLATINUM INCENTIVES</u></b></p> <p><b><u>DEVELOPMENT LEVIES*</u></b></p> <p>Capped at \$8,000 Plus HST (1B/1B+D) \$12,000 Plus HST (2B and up)</p>	<p><b><u>STANDARD STRUCTURE</u></b></p> <p>\$5,000 on Signing</p> <p>Balance to 5% in 30 Days</p> <p>5% in 180 Days</p> <p>5% in 365 Days</p> <p>5% on Occupancy</p>	<p><b><u>MAINTENANCE FEES</u></b></p> <p>Suite – Approx. \$0.58 psf/month (Includes: Amenity Fee, Parking &amp; Locker) (Excludes: Hydro &amp; Water)</p> <p><b><u>TENTATIVE OCCUPANCY DATE</u></b> December 2022</p>	<p>Parking &amp; Locker : Included with Price</p> <p>2nd Parking: \$39,990 available for 2 Bedrooms or Larger</p> <p><b><u>PROPERTY TAXES</u></b> Approx. 1.0%</p>
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Please make cheques payable to: HARRIS SHEAFFER LLP IN TRUST

Floor premiums based on elevation & location. Availability, features, promotions & prices are subject to change without notice.

\*Some conditions apply\*