



135 Marina Village Dr
Georgian Bay Ontario L0K 1S0
Georgian Bay Baxter Muskoka
Taxes: /2025 **SPIS:** N **Last Status:** NEW
UNIT 57, LEVEL 1, MUSKOKA VACANT LAND **DOM:** 0
CONDOMINIUM PLAN NO. 64 AND ITS
APPURTENANT INTEREST

Detached **Front On:** N **Rms:** 7
Link: N **Acre:** 19.57 x 41.74 Metres **Bedrooms:** 4
2-Storey **Washrooms:** 3
Irreg: 2x4x2nd, 1x4xGround
Dir/Cross St: Golf Course RD Right Marina V
Directions: Golf Course RD Right Marina V

MLS#: X12083668 **Sellers:** OBD DEVELOPMENTS INC. **Contact After Exp:** N
Holdover: 0 **Possession:** Flexible **Rmrks:** TBD **Occup:** Vacant
PIN#: 488640057 **ARN#:**
Additional PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Propane A/C: None Central Vac: N Apx Age: New Apx Sqft: 1500-2000 Assessment: POTL: Y POTL Mo Fee: 188.87 Elevator/Lift: N Garage: Y Laundry Lev: Main Phys Hdcp-Eqp:	Exterior: Stone / Vinyl Siding Drive: Private Double Gar/Gar Pk Spcs: Built-In / 2 Drive Pk Spcs: 4 Tot Pk Spcs: 6 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Family Room, Fireplace/Stove, Golf, Lake Access, Marina, Rec Centre, Wooded/Treed HST Applicable to Included In Sale Price: Interior Feat: Other Roof: Asphalt Shingle Foundation: Concrete	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: N Oth Struct: Survey Type: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	10.5	x 10.7	Breakfast Bar Centre Island Granite Counter
2	Breakfast	Ground	10.53	x 8.6	Cathedral Ceiling Combined W/Kitchen Window
3	Family	Ground	10.99	x 16.99	Cathedral Ceiling Sliding Doors Gas Fireplace
4	Laundry	Ground	0	0	Ceramic Floor Casement Windows Laundry Sink
5	Bathroom	Ground	0	0	4 Pc Ensuite Ceramic Floor Double Sink
6	Bathroom	Ground	0	0	4 Pc Ensuite Ceramic Floor Double Doors
7	Br	Ground	13.98	x 11.98	W/W Closet Vaulted Ceiling Window Flr to Ceil
8	2nd Br	Ground	10.5	x 10.99	Vaulted Ceiling Window Flr to Ceil Closet
9	3rd Br	2nd	11.78	x 9.97	Large Window Broadloom
10	4th Br	2nd	10.27	x 9.84	Large Window Broadloom
11	Bathroom	2nd	0	0	4 Pc Ensuite Ceramic Floor Double Sink

Client Remks: The Palmer 2 story 4 Bedroom 3 Full Baths Double Car Garage Vaulted Ceiling Breakfast bar seating for five. 2000 Square feet ready for you to purchase. A New Construction Home. Golf, tennis, boating, fishing, skiing, swimming, hiking, biking, when you live at Oak Bay, your home is just steps to the Oak Bay Marina right on Georgian Bay. Imagine the convenience and fun you'll have with your boat docked so close by. What if you could stroll to the golf course from your front door or meet for drinks at the Clubhouse just a few steps away? The ultra-modern and ultra exclusive collection of homes at Bayside 11 is Oak Bay's Crown Jewel.

Extras:
Inclusions:
Exclusions:
Rental Items:
Showing Requirements: Lockbox,List Salesperson
Brkage Remks: Offers To Be Completed On Builders Contract by Builders Agent. 3% Co-Op On Sale Price Net of HST. POTL Fees \$188.87 Per Month (subject to change). Social Fee \$150.00 Per Month For Amenities To Be Phased In. (subject to change). Golf & Boat Slip Is Not Included In The Amenities. *Newly Built, Taxes Not Yet Assessed(MPAC)*

Lot Size Area: Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 2000
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Sqft Above Grade Source: Builder

SPECTRUM REALTY SERVICES INC. Ph: 416-736-6500 **Fax:** 416-736-9766
8400 Jane St., Unit 9 Concord L4K4L8
LAZLO VAVROVICS, Salesperson 705-220-7150

Contract Date: 04/15/2025

Condition:

Ad: N

Expiry Date: 09/30/2025

Cond Expiry:

Escape:

Last Update: 04/15/2025

CB Comm: 3% Net HST Of Sold Price

Original: \$859,900