

\$339,900 - 42 - 261 Broward Way, Innisfil

MLS® #N12445288

\$339,900

0 Bedroom, 1.00 Bathroom,
Single Family

Rural Innisfil, Innisfil, Ontario

Deal Alert! Discover the best value in Friday Harbour Resort. This bright, well designed, and airy studio offers the lowest cost of entry and carrying costs in the entire resort - an unbeatable opportunity to own at Friday Harbour without compromise. Perfectly located in the heart of the Friday Harbour Village, just steps from the retail promenade, marina, restaurants, and Starbucks, this unit lets you never miss a beat of resort life. From your private patio, enjoy a peek at Lake Simcoe. Stroll down to the Boardwalk and enjoy the vibrant energy of the pedestrian pathway below. Inside, the suite feels like a modern urban loft with 12-foot ceilings, a contemporary ceiling fan, and full-height windows fill the space with natural light and a sense of openness. A thoughtfully added feature wall now separates the living area from the bedroom, offering both coziness in the living space and privacy in the sleeping area, along with a clever space to hang and store clothes. Two wall TVs offering entertainment in both the living and bedroom areas are included! The oversized spa-style bathroom includes both a soaker tub and separate glass shower - rare luxury in a studio layout. Whether you are seeking a full-time home, a weekend escape, or a smart investment property, this suite delivers exceptional flexibility. Enjoy it yourself year-round, or participate in the resort's rental program to generate income when you are not using it. With the lowest-priced ownership and carrying



costs at Friday Harbour, plus full access to member only Lake Club facilities (includes 4 member cards), as well as other Resort offerings including the Marina, Lake Club, Beach Club, Golf, Nature Preserve, and year-round events, this is your invitation to live the Friday Harbour lifestyle at an unmatched value. Condo Fee: \$283.24/month (includes internet) | Resort Fee: \$900.29/year (pre-paid for 2025) | Lake Club Fee: \$187.47/month | One-Time Entry Fee: 2% of purchase price + HST. (id:6289)

Essential Information

Listing #	N12445288
Price	\$339,900
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	42 - 261 Broward Way
Subdivision	Rural Innisfil
City	Innisfil
Province	Ontario
Postal Code	L9S0J5

Amenities

Amenities	Beach, Golf Nearby, Marina, Park, Storage - Locker
Features	Carpet Free
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water purifier, Dishwasher, Dryer, Freezer, Furniture, Microwave, Oven, Range, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick Facing, Concrete
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Listing Details

Listing Office	GOLDFARB REAL ESTATE INC.
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