

# \$684,900 - 18 CAMPUS Trail Unit# 406

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## Listing ID: 40504703

**\$684,900**

1 Bedrooms, 2 Bathrooms, 32 acres

Single Family

18 CAMPUS Trail Unit# 406, Huntsville,  
Ontario, P1H0E5

Welcome to The Alexander at Campus Trails; a new and exciting development promoting wellness and active living, with a connection to Nature in the heart of Huntsville! This immaculate and smartly upgraded top-floor unit is ready for new owners to move in, kick back, and appreciate the luxury, location, and lifestyle afforded by this condominium community located near all the readily accessible amenities offered by the Town of Huntsville and surrounding area. This is a bright and cheery place to call home, and takes full advantage of the huge west-facing windows and balcony. This 2 Bedroom plus Den plus 2 baths floor-plan, The Valley, was substantially customized and upgraded for the owner's personal use by removing 1 Bedroom so as to create additional and more flexible living space. A custom Bar area was added, and 2 extra Closets for storage. \$80,000 in high-end custom upgrades include, but are not limited to (full list and costing available upon request): a Chef's Kitchen with 36 Cabinets, Quartz counter tops, Kitchen Aid Stainless Appliances, Kindred double under-mount sink, Mouldings, and LED valance under-counter lighting; a Kitchen Aid Bar fridge, a Wine Rack, Altex (sunscreen/blackout) Window

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Coverings, and custom Hardware throughout. The ensuite bathroom has been substantially upgraded to include a quartz Counter top and a full custom-tiled “step-in” Shower with a swing glass door complete with a seat, a rain head/handheld Shower, finished with 12” Ceramic Tiles. In addition, all units at The Alexander use a smart home automation system and keyless secured entry. There is a Storage Locker in front of the assigned underground Parking Space as well. Residents will also have access to trails on the 32 acre Campus, Pickle Ball Court, Fire Pit, Social Rooms, and a short walk to the Wellness Centre and Pharmacy. Book your private tour today!  
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