



3718 MANGUSTA COURT

www.3718MangustaCrt.com



WELCOME TO

3718 MANGUSTA COURT

Discover the epitome of luxurious four-seasons waterfront living at 3718 Mangusta Crt, a marvel that blends sophistication and modern comfort, nestled on a private & gated cul-de-sac within Lake Simcoe's most exclusive neighbourhood, Friday Harbour. Minutes from the resort's vibrant Promenade, this 3-storey, 3-bedroom, 5-bathroom contemporary, sun-drenched townhouse features 2,200 square feet of indoor living space, beautifully designed exteriors on all three levels including a private boat slip, and utilizes its remarkable scale to balance family life with the space and features for unparalleled entertaining.

Every square inch of this home is usable for quiet retreat & entertainment while merging quality workmanship with clever design — the home's interior features soaring ceilings and oversized floor-to-ceiling windows with a premium west exposure that flood the space with natural light and showcase gorgeous sunsets.

Step through the foyer from the built-in double garage on the first level to a spacious entertainment area that features a large built-in bar and powder room. Walk through the entertainment area to an oversized deck equipped with private boat slip, which provides a perfect backdrop in which to delight friends, dine al fresco, or simply enjoy a cocktail at the end of the day. The wall-to-wall, floor-to-ceiling windows offer a seamless transition from indoor to outdoor space.

The home's second level features a spacious open-concept kitchen, fitted with custom cabinetry from Paris Kitchens, quartz counters and stainless steel appliances with gas range. It includes a gorgeous centre island with double-sided waterfall and a large breakfast bar.

The kitchen overlooks the home's living and dining rooms, which feature

wall-to-wall, floor-to-ceiling windows with shades overlooking the premium west exposure. Walk out to the balcony with tempered glass railing and privacy screens, and enjoy the spectacular sunsets.

The spacious primary bedroom on the second level features a serene sitting area, creating a calm, focused space in which to start, or end, the day. The primary bedroom also features a walk-in closet as well as a five-piece ensuite with double sinks and quartz vanities, a standalone soaker tub and an oversized glass walk-in shower.

The second floor houses a discreet laundry area and convenient powder room.

Retreat upstairs to the third level featuring two well-proportioned & spacious bedrooms with their respective ensuites, a large linen closet, and floor-to-ceiling windows throughout. The third-level terrace provides another perfect backdrop in which to retreat at the end of the day.

The home includes an oversized, built-in, two-car garage with an additional 2 parking spaces on the driveway.

A fully furnished option is available to provide a complete, turn-key property experience, including the existing outdoor patio furniture on all levels, in addition to the boat and golf cart.

This Friday Harbour property's handsome curb appeal with premium west exposure, perfect for enjoying sunsets — nestled on a private & gated cul-de-sac — presents a golden opportunity for a discerning buyer.

For more information, visit www.3718MangustaCrt.com



AREA HIGHLIGHTS

Friday Harbour's exceptional waterside community provides a one-of-a-kind experience for homeowners of the resort. As members, homeowners have access to many exclusive benefits along with spectacularly designed state-of-the-art facilities.

Mangusta residents, specifically, enjoy a private pool and cabana that is exclusive to the 68 units of the private island.

Members will have access to everything that comes with lake side luxury: an outdoor pool overlooking the Marina, a relaxing hot tub, workouts at the Fitness Centre, games with the kids, and an evening gourmet meal at the restaurant with full bar service and intimate seating.

Overlooking the marina, the Lake Club offers a range of amenities:

- The Lake Club Restaurant and Bar
- A private dining room
- An outdoor patio
- An outdoor pool and hot tub
- The Lake Club Pool with pool side service
- FH Fit to run, lift, stretch and spin with the latest in cardio and weight training equipment
- An outdoor event lawn, exquisitely manicured and perfect for hosting any event
- An indoor games room with activities ranging from foosball to ping pong
- The Theatre Room, perfect for a family night out

The Nest golf course and 200 acre natural preserve with trails.

Enjoy skiing at nearby Mount St. Louis Moonstone.

Excellent restaurants (from casual eateries to fine dining), amazing shopping options, and convenient Highway 400 access lend this Friday Harbour home the sort of amenities required for homeowners to truly experience the best of both worlds.







GROUND LEVEL

GARAGE

- Spacious built-in 2-car garage with an additional two parking spaces on the driveway
- Convenient entrance from the garage to the main level foyer
- Ample storage and shelving
- Mechanical room

FOYER

- Oversized Mayfair Statuario Venato tile flooring
- Double sliding door entry closets with shelving

- Energy efficient interior door between the garage and foyer
- Pot lights

POWDER ROOM

- Oversized Mayfair Statuario Venato tile flooring
- Sink and vanity with quartz countertop
- Large framed mirror above sink
- Toilet
- Overhead light fixture

ENTERTAINMENT ROOM

- Wall-to-wall built-in cabinetry for bar area features sleek quartz countertop and under mount sink with arc dual-mode pull-down faucet
- Wall-to-wall, floor-to-ceiling windows with Lutron Serena motorized shades overlooking premium west exposure
- Walk out to a stunning oversized deck with tempered glass railing and privacy screens
- Private boat slip is easily accessible from the ground level deck
- Dimmable overhead light fixture
- Pot lights



SECOND LEVEL

- Second floor landing features a walk-out to a dramatic, oversized deck and wall-to-wall, floor-to-ceiling sliding doors overlooking the home's premium west exposure
- Oak hand railing with tempered glass for staircase leading to the second level

LIVING ROOM

- Wall-to-wall, floor-to-ceiling windows with shades overlooking premium west exposure
- Walk out to balcony with tempered glass railing
- Open to kitchen & dining area
- Dimmable pot lights

DINING ROOM

- Wall-to-wall, floor-to-ceiling windows with shades overlooking premium west exposure
- Walk out to balcony with tempered glass railing
- Open to kitchen & living area
- Overhead designer light fixture
- Dimmable pot lights

KITCHEN

- Open concept kitchen overlooks premium sun-drenched west exposure.
- Contemporary, wall-to-wall, floor-to-ceiling Paris Kitchens cabinetry throughout
- Solid Quartz kitchen countertop

- Stainless steel appliances:
 - KitchenAid gas range & oven
 - KitchenAid built-in overhead microwave
 - KitchenAid double-door fridge and bottom freezer
 - KitchenAid built-in dishwasher
- An oversized centre island with solid white Quartz countertop & double-sided waterfall features three designer dimmable overhead pendant lights and a full-size stainless steel under mount sink with arc dual-mode pull-down faucet
- The centre island features a breakfast bar with storage
- Kitchen open to the living & dining area
- Walk out to balcony from living & dining areas with tempered glass railing Pot lights

PRIMARY BEDROOM

- Spacious primary features large east-facing floor-to-ceiling window with window coverings
- Premium oversized walk-in closet
- All walls feature designer wallpaper
- Designer dimmable overhead light fixture
- Dimmable pot lights

ENSUITE:

- Oversized Mayfair Statuario Venato tile flooring

- Oversized, glass walk-in shower featuring contemporary hand-held shower & rain head system, built-in bench and oversized wall tiles
- Oversized deep soaker tub with oversized wall tiles
- Double sinks with single-handle faucets and vanities with quartz countertops & ample storage
- Large contemporary framed mirrors above sinks
- Toilet
- Wall vanity lighting framing mirrors
- Pot lights

POWDER ROOM

- Oversized Mayfair Statuario Venato tile flooring
- Sink and vanity with quartz countertop
- Large framed mirror above sink
- Toilet
- Pot lights

LAUNDRY

- Whirlpool front-loading washer
- Whirlpool front-loading dryer







THIRD LEVEL

- Third floor landing features walk-out to an oversized terrace and wall-to-wall, floor-to-ceiling sliding doors overlooking premium west exposure
- Oak hand railing with tempered glass for staircase leading to the third level
- Large double mirrored linen closet

SECOND BEDROOM

- Large west-facing floor-to-ceiling window with blackout shades
- Large double mirrored closet
- South wall features designer wallpaper
- Overhead designer light fixture
- Dimmable pot lights

2ND BEDROOM ENSUITE:

- Oversized Mayfair Statuario Venato tile flooring
- Shower & tub with glass frame featuring contemporary hand-held shower & rain head
- Sink with single-handle faucet and vanity with quartz countertop & ample storage
- Large contemporary framed mirror above sink
- Toilet
- Pot lights

THIRD BEDROOM

- Large east-facing floor-to-ceiling window with window coverings
- Large double mirrored closet

- South wall features designer wallpaper
- Overhead designer light fixture
- Dimmable pot lights

3RD BEDROOM ENSUITE:

- Oversized Mayfair Statuario Venato tile flooring
- Oversized, glass walk-in shower featuring contemporary shower head
- Sinks with single-handle faucet and vanity with quartz countertop & ample storage
- Large contemporary framed mirror above sink
- Toilet
- Wall vanity lighting framing mirror
- Pot lights

EXTERIOR

DECK, BALCONY & TERRACE

- The exterior of this town home features contemporary brick and steel
- The exterior on all three levels effortlessly accommodate multiple outdoor seating areas.
- The first-level deck, second-level balcony & third-level terrace provide a perfect backdrop

in which to entertain friends, dine al fresco, or simply enjoy a cocktail at the end of the day.

- The first-level deck leads directly to the home's easily accessible private boat slip.
- The home's multiple, oversized wall-to-wall, floor-to-ceiling windows offer a seamless transition from indoor to outdoor space.

- Modern tempered glass railing and integrated wood deck flooring
- Exterior lighting
- Water bib
- Electrical outlets
- Gas hook-up for BBQ



OTHER FEATURES

PARKING

- Spacious built-in 2-car garage with an additional two parking spaces on the driveway
- Convenient entrance from the garage to the main level foyer

CLOSING

- 30-60 days/to be arranged

PROPERTY TAXES

- 2024: \$9,379.22
- 2023: \$9,379.20

FEES

- Buyer to pay a one-time entry fee equivalent to 2% of the purchase price + HST
- Annual resort fee: \$4,605.69/year
- Lake Club monthly fee: \$291.22/month
- POTL monthly fee (inclusive of \$22.60 Rogers high speed internet fee): \$488.01/month
- Boat slip: None — boat slip is exclusive use and included

INCLUSIONS

- Stainless steel appliances including:
 - KitchenAid gas range & oven
 - KitchenAid built-in overhead microwave

- KitchenAid double-door fridge and bottom freezer
- KitchenAid built-in dishwasher

- Whirlpool front-loading washer
- Whirlpool front-loading dryer
- All existing electric light fixtures
- All existing window coverings and shades
- Nest doorbells at both the front and rear of property
- Hardwired smoke & carbon monoxide detectors on all levels
- Furniture package — a fully furnished option is available to provide a complete, turn-key property experience, including the existing outdoor patio furniture on all levels, in addition to the boat and golf cart.

EXCLUSIONS

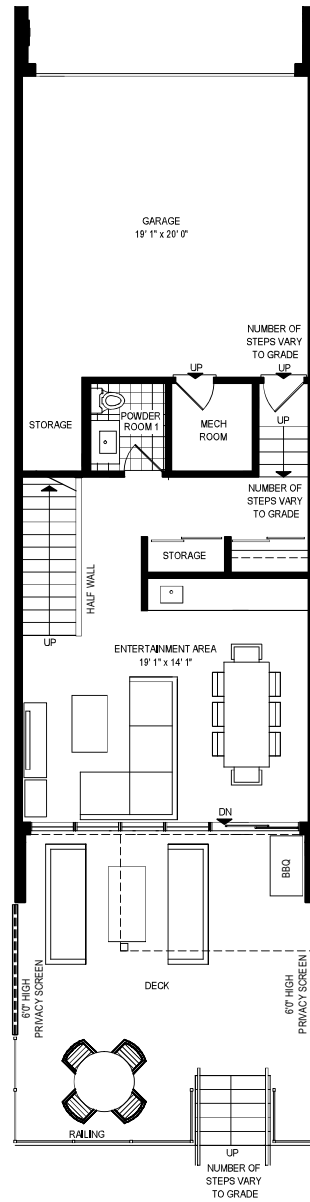
- All affixed artwork

RENTAL

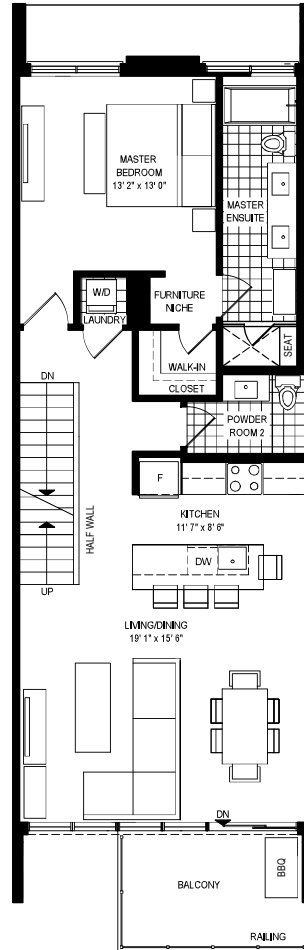
- HVAC and equipment
 - Water heater
 - Furnace
 - Air conditioner

FLOOR PLANS

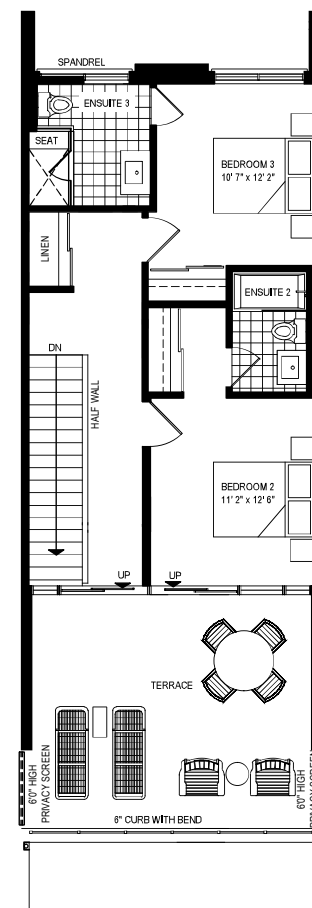
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL





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Chairman's Award, 2022

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