

The Summit

Huntsville, Ontario

A practical guide to contemporary condominium townhomes near Fairy Lake, current homes and the documents to review before you buy or sell.

Prepared August 28, 2026



FREE PDF DOWNLOAD

[summit-community-guide.pdf](#)

THE SHORT ANSWER

Condominium townhome living near Fairy Lake

The Summit is a phased condominium townhome community near Fairy Lake in Huntsville. It offers low-maintenance living with broad four-season appeal. Buyers should identify the exact phase, registered condominium corporation and unit, then review current title and condominium documents before relying on fees, responsibilities, rules or amenity rights.

Homes

Contemporary stacked and row-townhouse forms.

Ownership

Condominium ownership; exact phase and corporation control.

Setting

Fairy Lake setting with shared recreation described.

Current Summit home search

Browse Kevin Flaherty's current search, then verify the exact Town Line Road address, phase, condominium corporation, status certificate, fees, condition and availability.
adultcommunities.ca/summit | 1-877-352-4378

VIEW CURRENT SEARCH

The Summit at a glance

A concise Huntsville snapshot. Current documents for the exact property remain decisive.

Community

Downsizer-relevant condominium community in Huntsville.

Scale

Phased development planned for 175 condominium homes.

Ownership

Condominium ownership; exact title remains decisive.

Corporations

Exact registered corporation and phase must be verified.

Age wording

Adult-lifestyle fit; no formal age restriction is claimed.

Setting

Fairy Lake orientation and shared amenities are described.

MAIN TRADE-OFF

One community; phase-specific documents control

The Summit shares one community identity, but the exact phase, registered corporation, unit boundaries, common elements, common expenses, maintenance allocation, insurance, rules and amenity rights are property-specific. Confirm them before making a decision.

Confirm the exact condominium phase

Identify the exact phase, corporation and unit before relying on any fee, rule or responsibility.

Condominium ownership

Municipal records describe The Summit as a phased 175-unit condominium development with stacked and row townhouses. The exact registered corporation and phase for a particular home must be verified from title, the agreement and a current status certificate. The applicable declaration, by-laws and rules govern that purchase.

AT A GLANCE

Condominium title
Confirm exact phase
Documents control

Documents and questions to confirm

- The parcel register, legal description, phase, unit and registered condominium corporation.
- The current status certificate, declaration, by-laws, rules and budget.
- Common expenses, inclusions, increases, arrears and any special assessment.
- Reserve-fund information, insurance coverage and any disclosed litigation.
- Repair and maintenance duties for the home, exterior and common elements.
- Parking, pets, alterations, amenity use, occupancy, resale and assignment requirements.

Keep three cost groups separate

Purchase

Confirm price, deposit, financing, legal costs, inspection and adjustments.

Ongoing

Confirm common expenses, taxes, utilities, insurance and upkeep.

Future

Review reserve planning, fee changes, assessments and resale costs.

IMPORTANT

Do not use another home's monthly amount as a community-wide figure. Common expenses, inclusions and responsibilities can differ by phase, corporation, unit and date. Obtain current written information for the exact property.

Four-season living near Fairy Lake

The Summit combines contemporary condominium living, a Muskoka setting and access to Huntsville services.

A mapped Huntsville location

The mapped point identifies The Summit near 119 Town Line Road East in Huntsville. Use it to plan a visit, then confirm the exact address, entrance, parking and appointment instructions before attending.

MAPPED COMMUNITY POINT

Open the map to check the community and nearby routes.

OPEN MAP

Community lifestyle features

Indoor recreation

Club or amenity space, fitness and social areas are described.

Outdoor activity

Rooftop terraces and outdoor gathering areas are described.

Natural setting

Fairy Lake-oriented beach and dock features are described.

PLAN A PROPER VISIT

Amenities, completion, access, costs and rights may differ by phase and unit. Confirm current access, schedules, guest terms, rules and any extra charges before visiting or relying on marketing material.

Test the daily-life fit in person.

Visit at different times, assess the home's layout, condition, parking and winter access, explore the shared spaces, and check travel to preferred healthcare, shopping, family and recreation across Huntsville and Muskoka.

Use live discovery, then verify the property

Availability, prices, fees and property details can change.

CURRENT HOMES SEARCH

Summit home search

Open Kevin's current search and reconcile every result with the exact Town Line Road address, phase, condominium corporation, title, status certificate, fees and availability.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the address is actually within The Summit.
- Phase match: verify the exact registered corporation, phase and unit.
- Cost match: confirm price, common expenses, taxes, utilities and insurance.
- Lifestyle match: inspect layout, condition, parking and amenity access.
- Document match: review the status certificate and governing documents.

NO FIXED LISTING COUNT

The search is a current discovery tool, not a promise of exact-match inventory. Results may include nearby properties. Confirm the Town Line Road address, phase and condominium corporation before treating a result as a Summit home.

THINKING OF SELLING AT THE SUMMIT?

Kevin Flaherty helps sellers assemble the title, status certificate, condominium documents, current fees, home records, upgrades and maintenance details buyers will need, and coordinate the sale with the next move.

[BOOK A SELLING CONSULTATION](#)

Buyer and seller checklist

Use this guide to organize the conversation. Current legal, financial and property documents remain decisive.

For buyers

- Open the current search and verify the exact Summit address.
- Identify the exact phase, unit and registered corporation.
- Review the status certificate, fees, rules and responsibilities.
- Inspect the home, parking, condition and amenity access.

[SEARCH CURRENT HOMES](#)

For sellers

- Collect the current status certificate and condominium records.
- Prepare home, repair, upgrade and common-expense information.
- Confirm disclosure, corporation and closing requirements early.
- Build the sale around your downsizing timing, not just a listing date.

[HOME EVALUATION](#)

[BOOK A CALL](#)



YOUR ADULTCOMMUNITIES.CA GUIDE

Kevin Flaherty

Broker and Ontario adult-lifestyle community guide author. Kevin helps mature homeowners and buyers make clearer downsizing decisions.

[PLAN YOUR MOVE](#)

SOURCES AND IMPORTANT INFORMATION



Information reviewed August 28, 2026 using the locked AdultCommunities.ca Muskoka County guide, Town of Huntsville records, current Summit development and architectural information, Kevin's current property search and the mapped community point.

Information can change and is not legal, financial or real-estate advice. Confirm title, corporation, status certificate, governing documents, fees, maintenance, insurance, rules, amenity access, availability and every property-specific obligation before relying on them.

[Explore the Muskoka County community guide](#)

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