

Property Member Full (NEW)

6 TORONTO Street Unit #607, Barrie, Ontario L4N 9R2

**Simcoe County / Barrie / BA06 - Lakeshore
Residential / Condominium
1 Storey/Apt / Apartment/Condo Unit / Attached**

Pending
MLS@: 40198810
List Price: \$724,500.00
Condo Fee: \$874.86/M
Sale Price: \$777,500.00
DOM/CDOM: 1 / 4



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,342
2	2	1		
2	2	1	0	1,342
Garage	Driveway	Total	AG Range:	1001 to 1500
1.0	0.0	1	AG Source:	Plans

Recent:
Seller: THE ESTATES OF ERNEST KING AND CAROL JANE LARKMAN
ARN/PIN: 434203200513935 / 593080180
Legal: UNIT 6, LEVEL 6, SIMCOE STANDARD CONDOMINIUM PLAN NO. 308 AND ITS APPURTENANT INTEREST.

Directions to Property: Lakeshore To Toronto Street
Cross Street:

Lot Front:	0 ft	Water Body:	--	Const Mats:	Stucco (Plaster)
Lot Depth:	0 ft	Water Type:	--	Approx Age:	16-30 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	2006/Builder
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	--
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	--
Acres Range:	--	Water Src:	Municipal	Basement Fin:	--
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Flat/
Fronting On:	--	Well Testing:	--	Garage:	--
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	res	Pool:	--	Survey:	--
UFFI:	--				

REALTOR Remarks: Offers gladly accepted anytime to Karen@kwteam.ca, 48 hours irrevocable please.

Showing Remarks: Follow all covid 19 protocols. Lockbox located on bike racks.

Additional Property Information.

Driveway Parking:	None
Interior Features:	Other, None
Laundry Features:	In-Suite
Area Influences:	Arts Centre, Beach, Downtown, Lake/Pond, Library, Marina, Playground Nearby, Public Transit, Shopping Nearby, Other
Parking Level/Unit:	2
Parking Assigned Space:	63
Road Access Fee:	--

Condo/Common Elements Information.

Condo Fee:	\$874.86	Condo Fee Frequency:	Monthly
Includes:	Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Private Garbage Removal, Property Management Fees		
Balcony:	Open	Locker:	Owned
Prop Mgmt Company:	Bayshore Property Mgmt	Locker Number:	120
Building Name:	Water View	Prop Mgmt Contact:	
Condo Corp #:	308	Condo Corp Yr End:	
		Status Cert Date:	

Inclusions / Exclusions / Additional.

Inclusions:	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings
Exclusions:	Dining Room Light Fixture
Heating:	Forced Air, Gas
Cooling:	Central Air

Listing Information.

List Date:	01/13/2022	Financing:		Original List Price:	\$724,500
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$5,351.00/2021
Deposit:	5%	HST App to Sale:		Assessment:	439,000/2022
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:		IBTA:	No	Sign on Property:	
Occupant Type:	Vacant	Close Date:	04/15/2022	Environ. Audit:	
Pending Date:	01/14/2022				

Buyer Agency Compensation: 2.5% +HST

Offer Remarks: Offer gladly accepted anytime to Karen@kwteam.ca, 48 hours irrevocable please.

Showing Information.

Showing Req:	Lockbox	Lockbox Type:	SentriLock	Lockbox Pin:	
Showings:		Lockbox Location:	See Remarks		

.Listing Agent & Brokerage Information.

List Brokerage:	RE/MAX Hallmark Chay Realty Brokerage	T:705-722-7100	F:
List Salesperson:	Karen Woolsey, Salesperson	T:705-722-7100	C:
	E:karen@kwteam.ca		
List Brokerage 2:	RE/MAX Hallmark Chay Realty Brokerage	T:705-722-7100	F:
List Salesperson 2:	Scott Woolsey, Salesperson	T:705-722-7100	C:
	E:scott@kwteam.ca		
List Brokerage 3:	RE/MAX Hallmark Chay Realty Brokerage	T:705-722-7100	F:705-722-5246
List Salesperson 3:	Steve Knowles, Broker	T:705-722-7100	C:

.Buyer Agent & Brokerage Information.

Buyer Brokerage:	RE/MAX Hallmark Chay Realty Brokerage	T: 705-722-7100
Buyer Salesperson:	Scott Woolsey, Salesperson	T: 705-722-7100

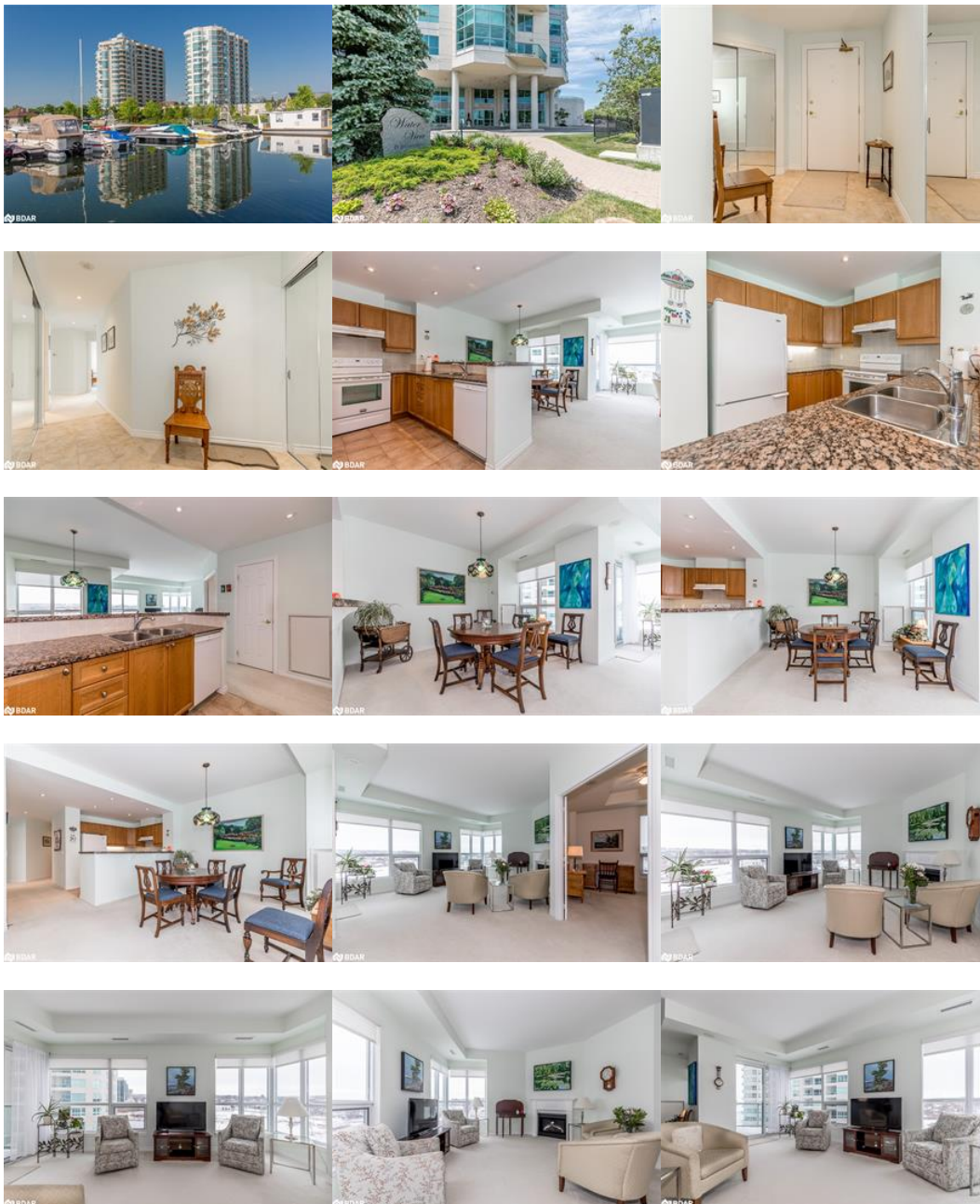
Public Remarks: Welcome to the Water View, luxury waterfront living in Barrie. Located within walking distance to the GO Train, beach, miles of walking trails, downtown restaurants and shops and more! Gorgeous 1,340 square foot suite with two bedrooms and a den big enough that it could be a three bedroom unit. Sunny southern exposure featuring 9' ceilings, open concept design, granite kitchen counters with breakfast bar overlooking the separate dining room. Spacious primary bedroom big enough for a king sized bed, 4 piece bath with separate shower and walk-in closet. Second bedroom is adjacent to the guest bath. This one owner condo has been loved!

Confidential for REALTORS® Only

Source Board: Barrie
Prepared By: DARBY HILES, Broker
Date Prepared: 03/18/2022

Information deemed reliable but not guaranteed. CoreLogic Matrix
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MLS®#: 40198810



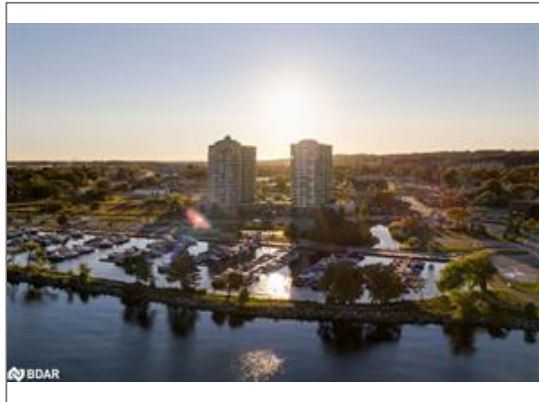




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6 TORONTO Street Unit #707, Barrie, Ontario L4N 9R2

Simcoe County / Barrie / BA06 - Lakeshore
Residential / Condominium
1 Storey/Apt / Apartment/Condo Unit / Attached



BDAR

Closed
MLS@: 40185481
List Price: \$732,500.00
Condo Fee: \$874.86/M
Sale Price: \$725,000.00
DOM/CDOM: 20 / 58

Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,367
2	2	1		
2	2	1	0	1,367
Garage	Driveway	Total	AG Range:	1001 to 1500
1.0	0.0	1	AG Source:	Other

Recent:

Seller: The Estate of Helen Rose Shaw & Sandra Darlene Shaw
ARN/PIN: 434203200513945 / 593080190
Legal: UNIT 7, LEVEL 7, SIMCOE STANDARD CONDOMINIUM PLAN NO. 308 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT LTS 62, 63, 64 W/S TORONTO ST PL 115, PT LT 65 E/S HIGH ST PL 115 &PT E PT LT 24 CON 5 (VESPra) PTS 1, 4, 5, 7 & 8 51R30860 EXCEPT PT 1 51R31129, T/W & S/T AS SET OUT IN SCHEDULE 'A' OF DECLARATION SC463636, S/T EASEMENT AS IN SC470226; BARRIE

Directions to Property: Toronto St At Lakeshore
Cross Street:

Lot Front:	0 ft	Water Body:	Lake Simcoe	Const Mats:	Brick
Lot Depth:	0 ft	Water Type:	Lake	Approx Age:	6-15 Years
Lot Shape:	--	Waterfront:	Yes	Year/Src:	2006/Public Records
Lot Size Area:	--	Water Frnt Ft:	0	Foundation:	--
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	--
Acres Range:	--	Water Src:	Municipal	Basement Fin:	--
Topography:	Level	Water Trmnt:	--	Roof/Replaced:	Other/
Fronting On:	--	Well Testing:	--	Garage:	Underground Parking
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	Res	Pool:	Indoor	Survey:	None/
UFFI:	--				

REALTOR Remarks: Offers welcome anytime. Please email to steh1miller@hotmail.com & sheila.krasowski@sympatico.ca
Showing Remarks: On LB post in front of building

.Additional Property Information.

Driveway Parking: Visitor Parking
Interior Features: Auto Garage Door Remote(s), Elevator, Guest Accommodations, Hot Tub
Laundry Features: In-Suite
Area Influences: Beach, Downtown, Lake/Pond, Marina, Park, Public Parking, Public Transit, Shopping Nearby, Visual Exposure

.Additional Waterfront Information.

Dock Type: None
Channel Name:
Shoreline:
Frontage: 0.00
Shore Rd Allow: None
Exposure:

.Condo/Common Elements Information.

Common Elements Fee/Includes: 0.00 /
Condo Fee: \$874.86
Includes: Building Insurance, Building Maintenance, Common Elements, Heat, Parking, Water
Condo Fee Frequency: Monthly
Balcony: Open
Locker: Owned
Locker Number: P98
Prop Mgmt Company: Bayshore
Prop Mgmt Contact:
Condo Corp #: 308
Status Cert Date:

.Inclusions / Exclusions / Additional.

Inclusions: Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Washer
Exclusions: --
Fireplace: 1
Heating: Forced Air, Gas
Cooling: Central Air

.Listing Information.

List Date: 11/12/2021
Expiration Date:
Deposit: TBA
Possession Date:
Possession: Flexible
Holdover Days:
Occupant Type: Vacant
Pending Date: 12/02/2021
Financing:
Assign. of Listing:
HST App to Sale:
HST App to Comm:
SPIS:
IBTA: Yes
Close Date: 02/01/2022
Original List Price: \$732,500
Tax Amt/Yr: \$5,392.00/2021
Assessment: 439,000/2021
Contact After Exp: No
Special Agreement: No
Sign on Property:
Environ. Audit:

Buyer Agency Compensation: 2.5%

.Showing Information.

Showing Req: Showing System
Showings:

Lockbox Type: SentiLock
Lockbox Location: See Remarks

Lockbox Pin:

.Listing Agent & Brokerage Information.

List Brokerage:	Coldwell Banker The Real Estate Centre Brokerage	T: 705-436-5111	F:
List Salesperson:	Stephanie Miller, Salesperson E: steph1miller@hotmail.com	T: 705-436-5111	C:
List Brokerage 2:	Coldwell Banker The Real Estate Centre Brokerage	T: 705-436-5111	F:
List Salesperson 2:	Sheila Krasowski, Salesperson E: sheila.krasowski@sympatico.ca	T: 705-436-5111	C:

.Buyer Agent & Brokerage Information.

Buyer Brokerage:	Royal LePage First Contact Realty Brokerage	T: 705-728-8800
Buyer Salesperson:	Matthew McInnis, Salesperson	T: 705-728-8800

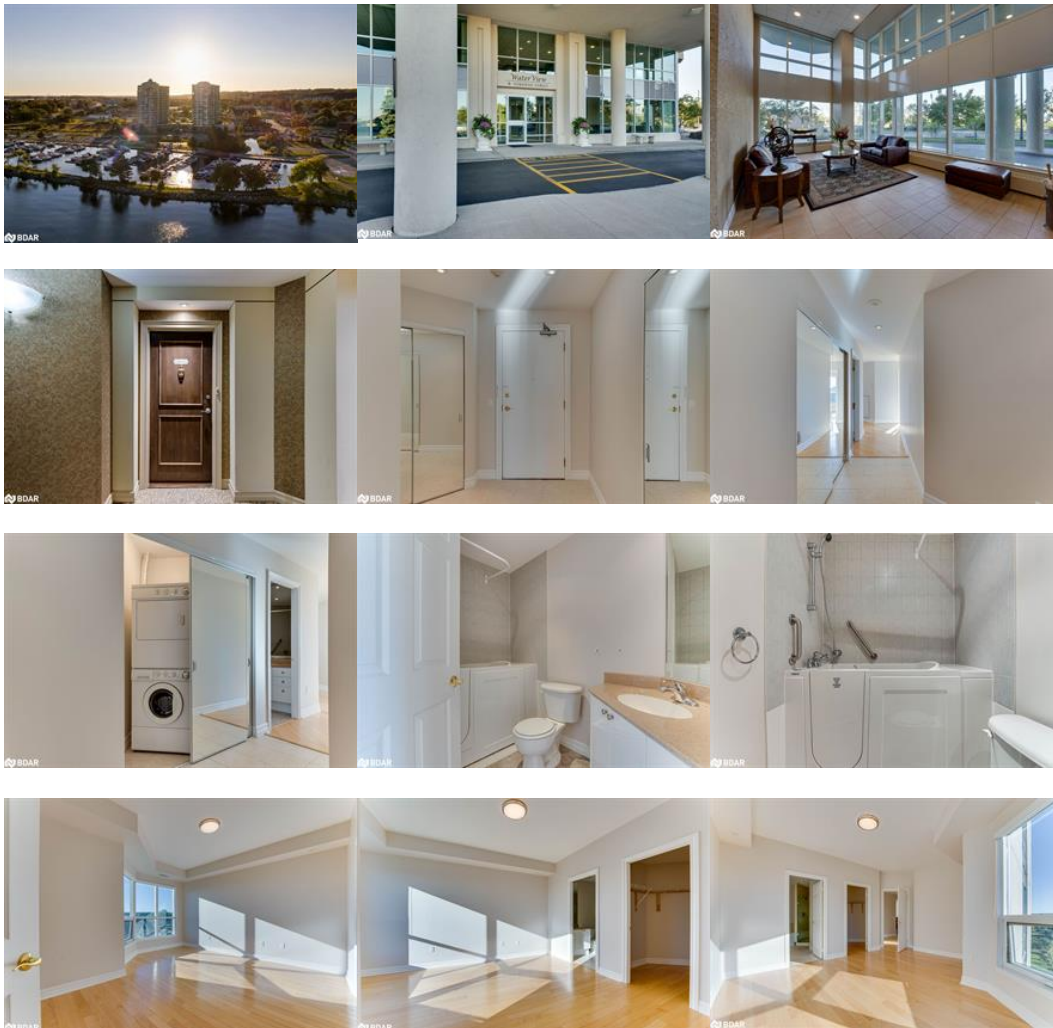
Public Remarks: Sun filled 2 bedroom, 2 bathroom condo in Barrie's Water View condominium complex. Stunning South West water views from your open balcony and panoramic city views from your multiple windows. Carpet free space with hardwood throughout the unit. Open concept layout with spacious kitchen featuring granite countertops & breakfast bar. Formal dining space & living room with fireplace. The primary bedroom has a walk in closet and ensuite bath w/ corner jet tub & separate glass shower. The 2nd bath features a walk-in tub for those with mobility issues to safely bathe. Indoor pool & gym overlooking Kempenfelt Bay. Other amenities include: hot tub, library, party room, underground parking & locker. Across the street from Barrie's spectacular waterfront. Walk/bike the the waterfront trail and enjoy all downtown Barrie has to offer with fine dining, local shopping & farmer's market. Quick closing available!

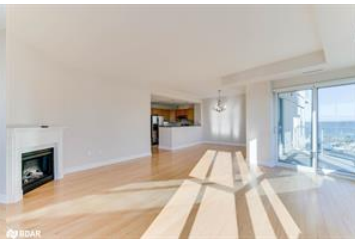
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