

# Property Member Full (NEW)

## 58 LAKESIDE Terrace Unit #618, Barrie, Ontario L4M 7N9

Simcoe County / Barrie / BA02 - North  
Residential / Condominium  
1 Storey/Apt / Apartment/Condo Unit / Attached



Third  
Second  
Upper  
Main  
Lower  
Basement  
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				940
2	2	1		
2	2	1	0	940
Garage	Driveway	Total	AG Range:	501 to 1000
2.0	0.0	2	AG Source:	Builder

**Recent:** 03/14/2022 : New Listing  
**Seller:** Robert O'Neill, Alicia Anders-McLeod  
**ARN/PIN:** 0000000000000000 /  
**Legal:** Part Block B, Plan 51M1023 Parts 1 to 11 on Plan 51R-42639

**Directions to Property:** East Of Cundles Rd E  
**Cross Street:**

<b>Lot Front:</b>	26 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick
<b>Lot Depth:</b>	--	<b>Water Type:</b>	--	<b>Approx Age:</b>	New
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	--
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--	<b>Foundation:</b>	--
<b>Lot Size Src:</b>	--	<b>Sewer:</b>	Sewer (Municipal)	<b>Basement Type:</b>	--
<b>Acres Range:</b>	--	<b>Water Src:</b>	Municipal	<b>Basement Fin:</b>	--
<b>Topography:</b>	--	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Flat/
<b>Fronting On:</b>	--	<b>Well Testing:</b>	--	<b>Garage:</b>	Underground Parking
<b>Location:</b>	Rural	<b>Well Depth:</b>	--	<b>Winterized:</b>	--
<b>Zoning:</b>	RES	<b>Pool:</b>	--	<b>Survey:</b>	--
<b>UFFI:</b>	--				

**REALTOR Remarks:** Please include Schedule B in all offers and send to Jay McNabb at Jay@Torrogroup.ca or 705-718-8119. Property Taxes have not been accessed. \*Assignment Sale\*

**Showing Remarks:** Contact listing brokerage

### .Additional Property Information.

**Driveway Parking:** None  
**Interior Features:** None  
**Laundry Features:** In-Suite  
**Area Influences:** Highway Access, Hospital, Lake/Pond, Major Highway, Shopping Nearby

### .Condo/Common Elements Information.

**Condo Fee:** \$442.00  
**Balcony:** Open  
**Prop Mgmnt Company:** JD Development  
**Condo Corp #:** 0  
**Condo Fee Frequency:** Monthly  
**Locker:** Owned  
**Prop Mgmnt Contact:**  
**Status Cert Date:**  
**Locker Number:** 68

### .Inclusions / Exclusions / Additional.

**Inclusions:** Dishwasher, Dryer, Gas Stove, Refrigerator, Washer  
**Exclusions:** --  
**Heating:** Forced Air  
**Cooling:** Central Air

### .Listing Information.

**List Date:** 03/14/2022  
**Expiration Date:**  
**Deposit:** TBD  
**Possession Date:**  
**Possession:** Flexible  
**Holdover Days:**  
**Occupant Type:** Vacant  
**Buyer Agency Compensation:** 2.5  
**Financing:**  
**Assign. of Listing:**  
**HST App to Sale:**  
**HST App to Comm:**  
**SPIS:**  
**IBTA:** No  
**Original List Price:** \$649,900  
**Tax Amt/Yr:** \$0.00/2022  
**Assessment:** /  
**Contact After Exp:** No  
**Special Agreement:** No  
**Sign on Property:**  
**Environ. Audit:**

### .Showing Information.

**Showing Req:** Lockbox  
**Showings:**  
**Lockbox Type:** SentriLock  
**Lockbox Location:** Front Door  
**Lockbox Pin:**

### .Listing Agent & Brokerage Information.

**List Brokerage:** Century 21 B.J. Roth Realty Ltd. Brokerage  
**List Salesperson:** Matthew Klonowski, Broker  
**List Brokerage 2:** Century 21 B.J. Roth Realty Ltd. Brokerage  
**List Salesperson 2:** Jay McNabb, Salesperson  
**T:705-721-9111**  
**F:705-721-9111**  
**T:705-721-9111**  
**F:705-718-8119**  
**F:705-309-0020**  
**F:705-718-8119**

**Public Remarks:** \*OPEN HOUSE Saturday March 19th 12:00-2:00pm\* \*Offers accepted anytime\* \*Large balcony overlooking Little Lake\*  
\*Brand New spacious 2 bed 2 bath unit\* \*2 underground parking spaces and storage locker\* \*Steps from the 400, hospital, shopping, and Georgian College\* \*Stainless Steel appliances\*

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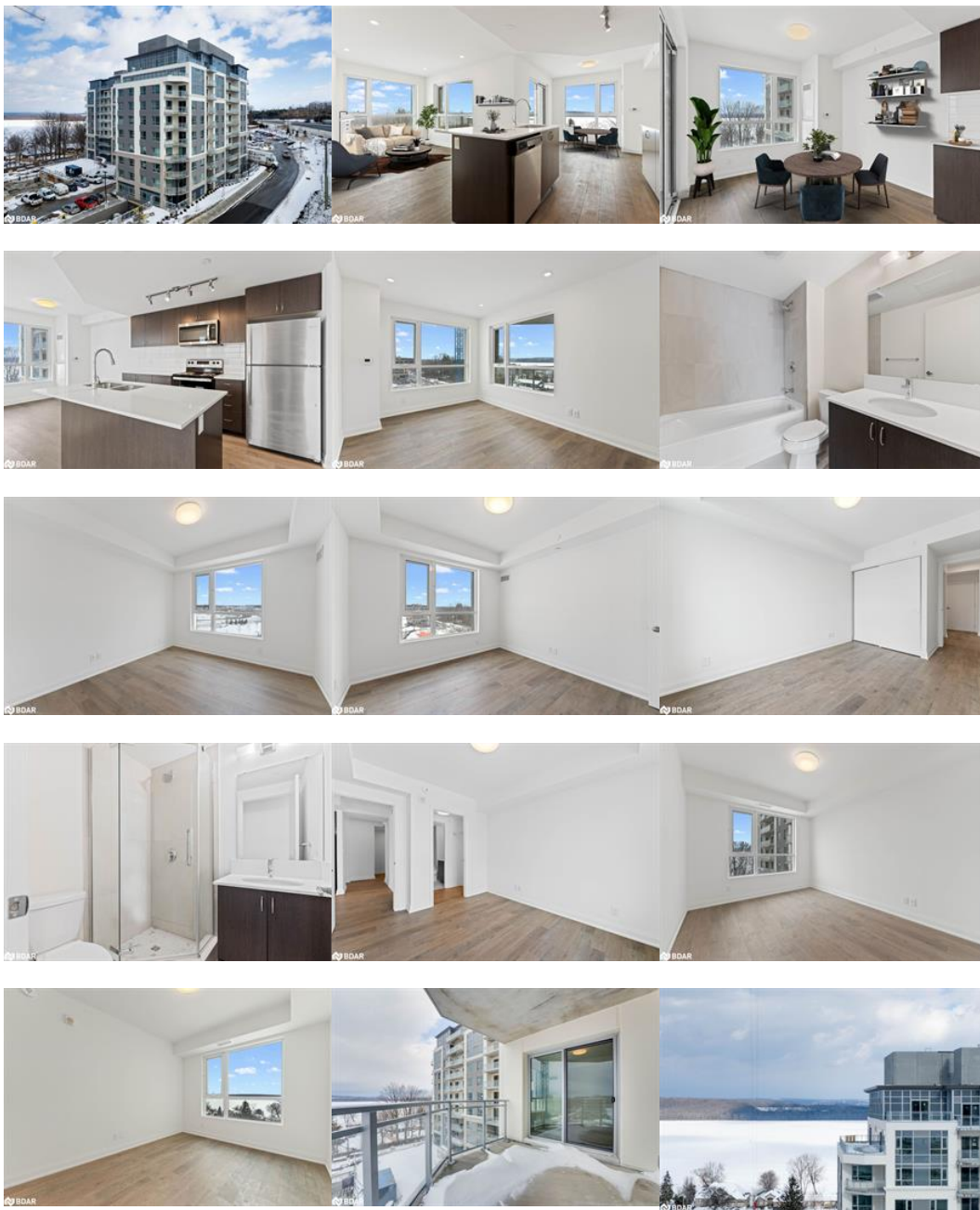
Source Board: Barrie

Prepared By: DARBY HILES, Broker

Date Prepared: 03/16/2022

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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# 58 LAKESIDE Terrace Unit #503, Barrie, Ontario L4M 0J1

Simcoe County / Barrie / BA02 - North  
Residential / Condominium  
1 Storey/Apt / Apartment/Condo Unit / Attached



Third  
Second  
Upper  
Main  
Lower  
Basement  
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				538
1	1	1		
1	1	1	0	538
Garage	Driveway	Total	AG Range:	501 to 1000
1.0	0.0	1	AG Source:	Builder

## Recent:

**Seller:** Xiao Ming Zhu & Jie Yang  
**ARN/PIN:** Not yet assessed /  
**Legal:** Unit 3, Level 4, Unit 34, Level B, Suite 503

**Directions to Property:** Duckworth & Cundles  
**Cross Street:**

<b>Lot Front:</b>	--	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick
<b>Lot Depth:</b>	--	<b>Water Type:</b>	--	<b>Approx Age:</b>	New
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	--
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--	<b>Foundation:</b>	--
<b>Lot Size Src:</b>	--	<b>Sewer:</b>	Sewer (Municipal)	<b>Basement Type:</b>	--
<b>Acres Range:</b>	--	<b>Water Src:</b>	Municipal	<b>Basement Fin:</b>	--
<b>Topography:</b>	--	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Flat/
<b>Fronting On:</b>	--	<b>Well Testing:</b>	--	<b>Garage:</b>	Underground Parking
<b>Location:</b>	Urban	<b>Well Depth:</b>	--	<b>Winterized:</b>	--
<b>Zoning:</b>	Residential condominium unit	<b>Pool:</b>	--	<b>Survey:</b>	--
<b>UFFI:</b>	--				

**REALTOR Remarks:** \*\*offer presentation at 6:00pm on Monday, January 31, 2022, to review offers. Please register all offers by 5 o'clock on 1/31/2022. Please contact the listing agent before submitting an offer.\*\* This Is An Assignment Sale. Unit Is In Occupancy & Can Be Viewed. Property Taxes Have Yet To Be Assessed. Lbx Is Located Outside The Building At The Front Right Side. Unit Is In Occupancy & Can Be Viewed. Taxes Are Not Yet Assessed.

**Showing Remarks:** Lockbox located on outside front of building

## Additional Property Information.

<b>Driveway Parking:</b>	Visitor Parking		
<b>Interior Features:</b>	None		
<b>Laundry Features:</b>	In-Suite		
<b>Area Influences:</b>	Golf, Hospital, Lake/Pond, Schools, Shopping Nearby, Skiing		
<b>Parking Level/Unit:</b>	Level B	<b>Parking Assigned Space:</b>	--
		<b>Road Access Fee:</b>	--

## Condo/Common Elements Information.

<b>Condo Fee:</b>	\$252.86	<b>Condo Fee Frequency:</b>	Monthly
<b>Includes:</b>	Building Insurance, Common Elements		
<b>Balcony:</b>	Terrace	<b>Locker:</b>	None
<b>Prop Mgmt Company:</b>	1	<b>Prop Mgmt Contact:</b>	
<b>Building Name:</b>	:Lakevu Condos	<b>Condo Corp Yr End:</b>	
<b>Condo Corp #:</b>	TBD	<b>Status Cert Date:</b>	
		<b>Locker Number:</b>	

## Inclusions / Exclusions / Additional.

<b>Inclusions:</b>	Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer
<b>Exclusions:</b>	--
<b>Heating:</b>	Forced Air, Gas
<b>Cooling:</b>	Central Air

## Listing Information.

<b>List Date:</b>	01/27/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$429,000
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$0.00/2022
<b>Deposit:</b>	5%	<b>HST App to Sale:</b>		<b>Assessment:</b>	0/2021
<b>Possession Date:</b>		<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	Immediate	<b>SPIS:</b>		<b>Special Agreement:</b>	No
<b>Holdover Days:</b>	60	<b>IBTA:</b>	No	<b>Sign on Property:</b>	
<b>Occupant Type:</b>	Vacant			<b>Environ. Audit:</b>	
<b>Pending Date:</b>	02/17/2022	<b>Close Date:</b>	04/30/2022		
<b>Buyer Agency Compensation:</b>	2.5% + HST				

## Showing Information.

<b>Showing Req:</b>	Showing System, Lockbox	<b>Lockbox Type:</b>	Masterlock	<b>Lockbox Pin:</b>	
<b>Showings:</b>		<b>Lockbox Location:</b>	See Remarks		

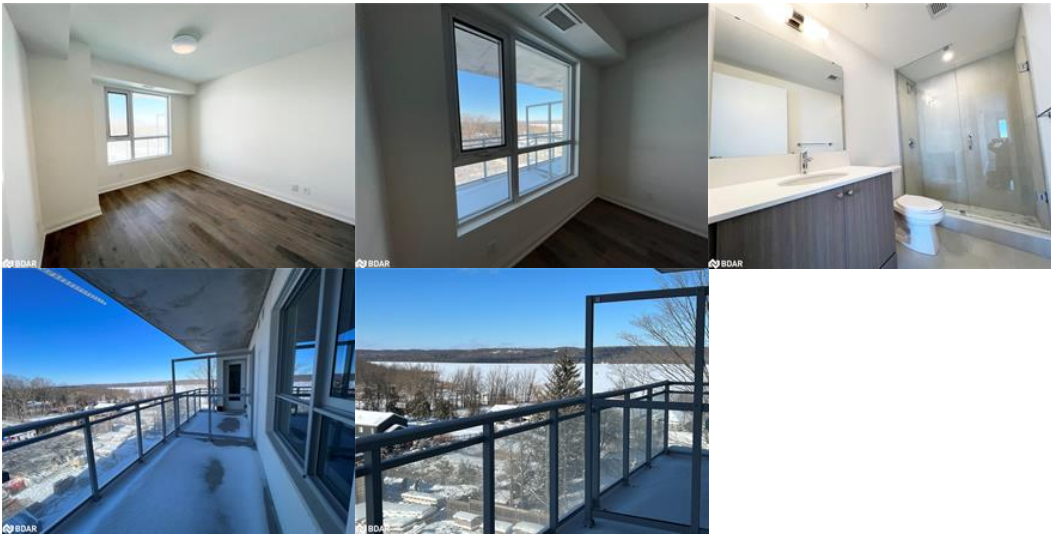
## Listing Agent & Brokerage Information.

<b>List Brokerage:</b>	Sutton Group Incentive Realty Inc. Brokerage	<b>T:</b>	705-739-1300	<b>F:</b>	
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**C:**

**T:** (123) 123-1234  
**T:**

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