

# Property Member Full (NEW)

296 WILLIAM Street, Victoria Harbour, Ontario L0K 2A0

Simcoe County / Tay / TA76 - Rural Tay  
Residential / Freehold/None  
2 Storey / House / Detached



Third  
Second  
Upper  
Main  
Lower  
Basement  
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
2	1	1		1,932
1	1	1		
3	2	2	0	1,932
Garage	Driveway	Total	AG Range:	AG Source:
0.0	4.0	4	1501 to 2000	LBO provided

Recent: 10/11/2022 : Back On Market : C->A  
Seller: STEVEN CANDIDO; JOHN VALERIANI  
ARN/PIN: 435306000209900 / 584860044  
Legal: PT W PT LT 14 CON 7 TAY PT 1, 51R28044; TAY

Directions to Property: Hwy 12 To William St; Sop  
Cross Street:

Lot Front:	62.47 ft	Water Body:	--	Const Mats:	Stone
Lot Depth:	136 ft	Water Type:	--	Approx Age:	100+ Years
Lot Shape:	Rectangular	Waterfront:	No	Year/Src:	--
Lot Size Area:	0.188/Acres	Water Frnt Ft:	--	Foundation:	Stone
Lot Size Src:	GeoWarehouse	Sewer:	Sewer (Municipal)	Basement Type:	Partial Basement
Acres Range:	< 0.5	Water Src:	Municipal	Basement Fin:	Unfinished
Topography:	--	Water Trmtn:	--	Roof/Replaced:	Asphalt Shingle/
Fronting On:	West	Well Testing:	--	Garage:	--
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	R2	Pool:	None	Survey:	None/
UFFI:	--				

REALTOR Remarks: Also listed as Multi-Residential under MLS: 40316698  
Showing Remarks: Through BrokerBay or Call 705-526-9770 to Book.

## Additional Property Information.

Driveway Parking:	None, Private Drive Single Wide
Interior Features:	Separate Hydro Meters
Exterior Features:	Patio(s), Porch
Parking Features:	Gravel Driveway
Laundry Features:	In-Suite
Area Influences:	Beach, Marina, Park, Rec./Community Centre, School Bus Route, Schools
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup
Restrictions:	None

## Inclusions / Exclusions / Additional.

Inclusions:	Dryer, Refrigerator, Stove, Washer // Dryer x 1, Fridge x 2, Stove x 2, Washer x 1
Exclusions:	All tenants personal belongings
Under Contract:	None
Heating:	Forced Air, Gas
Cooling:	None

## Listing Information.

List Date:	09/07/2022	Financing:	Seller To Discharge	Original List Price:	\$399,000
Expiration Date:		Assign. of Listing:	No	Tax Amt/Yr:	\$2,315.00/2022
Deposit:	10000	HST App to Sale:		Assessment:	211,000/2016
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:	120	IBTA:	Yes	Sign on Property:	Yes
Occupant Type:	Tenant			Environ. Audit:	

Buyer Agency Compensation: 2.5% + TAX

Offer Remarks: 24 hrs irrevocable, attach Sch B on all offers and to be emailed to offers@teamjordan.ca & ryan@teamjordan.ca

## Showing Information.

Showing Req:	TLBO (List Brokerage)	Lockbox Type:	None	Lockbox Pin:	
Showings:		Lockbox Location:			

## Listing Agent & Brokerage Information.

List Brokerage:	Keller Williams Co-Elevation Realty, Brokerage	T:705-526-9770	F:
List Salesperson:	Lorraine Jordan, Salesperson	T:416-236-1392	C:
List Brokerage 2:	Keller Williams Co-Elevation Realty Brokerage	T:705-526-9770	F:
List Salesperson 2:	Ryan Allary, Salesperson	T:705-791-5069	C:705-791-5069

**Public Remarks:** This Duplex Features New Kitchens With Updated Countertops, New Windows, Doors , Floors And 2 Single Driveways. The 1 Bedroom, 1 Bathroom Main Level Is Complete With A Walk-Out To A Private Deck. The Bright And Spacious Second Level Offers 2 Bedrooms, 1 Bathroom With Gorgeous Views Of Georgian Bay And Separate Entrance. Generous Backyard, Great Commuter Location And Close To All Amenities. Don't Let This Amazing Opportunity Pass You By!

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**Confidential for REALTORS® Only**

Source Board: The Lakelands Association of REALTORS®

Prepared By: Darby Hiles, Broker

Date Prepared: 10/14/2022

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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**MLS® #: 40316696**



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