

# Property Member Full (NEW)

## 6 TORONTO Street Unit #509, Barrie, Ontario L4N 9R2

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



Third  
Second  
Upper  
Main  
Lower  
Basement  
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,356
2	2	1	1	
2	2	1	1	1,356
Garage	Driveway	Total	AG Range:	1001 to 1500
1.0	0.0	1	AG Source:	Other

**Recent:** 03/17/2022 : New Listing  
**Seller:** Lorie L. Gunn  
**ARN/PIN:** 434203200513928 / 593080173  
**Legal:** UNIT 9, LEVEL 5, SIMCOE STANDARD CONDOMINIUM PLAN NO. 308

**Directions to Property:** Dunlop Or Lakeshore To Toronto St.  
**Cross Street:**

<b>Lot Front:</b>	--	<b>Water Body:</b>	--	<b>Const Mats:</b>	Stucco (Plaster), Other
<b>Lot Depth:</b>	--	<b>Water Type:</b>	--	<b>Approx Age:</b>	6-15 Years
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	2007/Public Records
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--	<b>Foundation:</b>	Poured Concrete
<b>Lot Size Src:</b>	--	<b>Sewer:</b>	Sewer (Municipal)	<b>Basement Type:</b>	None
<b>Acres Range:</b>	--	<b>Water Src:</b>	Municipal	<b>Basement Fin:</b>	--
<b>Topography:</b>	--	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Asphalt Shingle, Flat/
<b>Fronting On:</b>	West	<b>Well Testing:</b>	--	<b>Garage:</b>	Attached Garage
<b>Location:</b>	Urban	<b>Well Depth:</b>	--	<b>Winterized:</b>	--
<b>Zoning:</b>	RES,	<b>Pool:</b>	Indoor	<b>Survey:</b>	--
<b>UFFI:</b>	No				

**REALTOR Remarks:** \*Offer presentation Date is 6pm March 22nd. If you have an offer please submit by 4pm and please include Schedule B and Form #801 attached to the listing. Please allow 24 hours irrevocable on all offers. \*\*Please observe all COVID PROTOCOLS; one salesperson and maximum 2 clients per showing. Do NOT show if any party is feeling unwell or is exhibiting any COVID symptoms.

\*\*\*Amenities photos were taken prior to COVID

**Showing Remarks:** Lock Box located on Bike racks

### Additional Property Information.

<b>Driveway Parking:</b>	Private Drive Single Wide
<b>Interior Features:</b>	Elevator, Sauna, Other
<b>Exterior Features:</b>	Deck(s), Patio(s)
<b>Parking Features:</b>	Inside Entry
<b>Laundry Features:</b>	In-Suite
<b>Area Influences:</b>	Lake/Pond, Park, Public Transit, Other
<b>Services:</b>	Cable TV Available, Natural Gas Available, Other
<b>Lot Irregularities:</b>	N/A CONDO
<b>Parking Level/Unit:</b>	--

**Parking Assigned Space:** 9C

**Road Access Fee:** --

### Condo/Common Elements Information.

**Common Elements Fee/Includes:** 0.00 /

<b>Condo Fee:</b>	\$883.00	<b>Condo Fee Frequency:</b>	Monthly
<b>Includes:</b>	Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Other, Parking, Private Garbage Removal, Property Management Fees, Water		
<b>Balcony:</b>	Open	<b>Locker:</b>	Exclusive
<b>Prop Mgmt Company:</b>	Bayshore	<b>Prop Mgmt Contact:</b>	
<b>Condo Corp #:</b>	SSC308	<b>Status Cert Date:</b>	
		<b>Locker Number:</b>	128

### Inclusions / Exclusions / Additional.

<b>Inclusions:</b>	Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings
<b>Exclusions:</b>	--
<b>Fireplace:</b>	/Electric
<b>Under Contract:</b>	None
<b>Heating:</b>	Forced Air, Gas, Other
<b>Cooling:</b>	Central Air

### School Information.

<b>Elem School:</b>	HILLCREST
<b>High School:</b>	CENTRAL

### Listing Information.

<b>List Date:</b>	03/16/2022	<b>Financing:</b>	Other	<b>Original List Price:</b>	\$724,900
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$5,252.00/2021
<b>Deposit:</b>	20000	<b>HST App to Sale:</b>		<b>Assessment:</b>	431,000/2021

**Possession Date:**  
**Possession:** Flexible  
**Holdover Days:** 60  
**Occupant Type:** Owner  
**Buyer Agency Compensation:** 2.0%

**HST App to Comm:**  
**SPIS:**  
**IBTA:** Yes

**Contact After Exp:** No  
**Special Agreement:** No  
**Sign on Property:**  
**Environ. Audit:**

**.Showing Information.**

**Showing Req:** TLBO (List Brokerage)  
**Showings:**

**Lockbox Type:** SentiLock  
**Lockbox Location:** Call Listing Office

**Lockbox Pin:**

**.Listing Agent & Brokerage Information.**

**List Brokerage:** [RE/MAX Hallmark Chay Realty Brokerage](#)

**List Salesperson:** [Larry Gilliland, Salesperson](#) **E:** [larryfrmbarrie@hotmail.com](mailto:larryfrmbarrie@hotmail.com)

**T:** 705-722-7100

**F:**

**T:** 705-722-7100

**C:** 705-791-1105

**List Brokerage 2:** [RE/MAX Hallmark Chay Realty Brokerage](#)

**List Salesperson 2:** [Mark Welch, Salesperson](#) **E:** [sellwithwelch@gmail.com](mailto:sellwithwelch@gmail.com)

**T:** 705-722-7100

**F:**

**T:** 705-794-6590

**C:** 705-794-6590

**Public Remarks:** Great opportunity to own this "Clearwater" model in the luxury Water View\* This 1350+ sq.ft. home has 2 bedrooms, a den that could be a third bedroom, and 2 full 4pc baths, 9' ceilings in bedrooms, living/dining rms and sunny views of Kempenfelt Bay\* Lovely open concept feel, engineered hardwood in principal rooms and more\* Recent upgrades include remodeled 4pc ensuite with enlarged oversized shower w/2 heads, quartz vanity and beautiful built-in cabinetry w/crown moulding, newer custom window blinds, enlarged laundry room, sliding privacy doors to the den and an electric corner unit fireplace\* Beautiful kitchen with granite counters, pots/pans drawers, breakfast bar overlooking dining room and newer stainless steel appliances\* The Water View is located within walking distance to the GO Train, beach, miles of walking trails, downtown restaurants, shops and much more! Shows 10+

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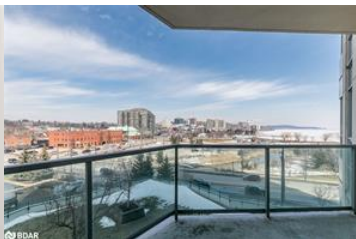
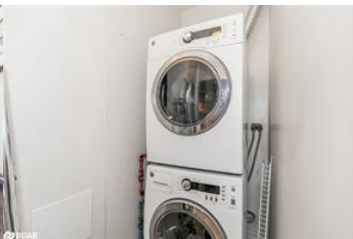
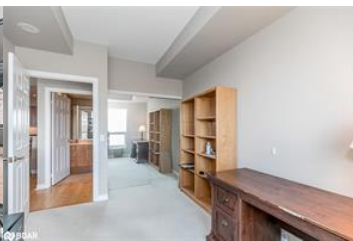
Source Board: Barrie  
Prepared By: DARBY HILES, Broker  
Date Prepared: 03/18/2022

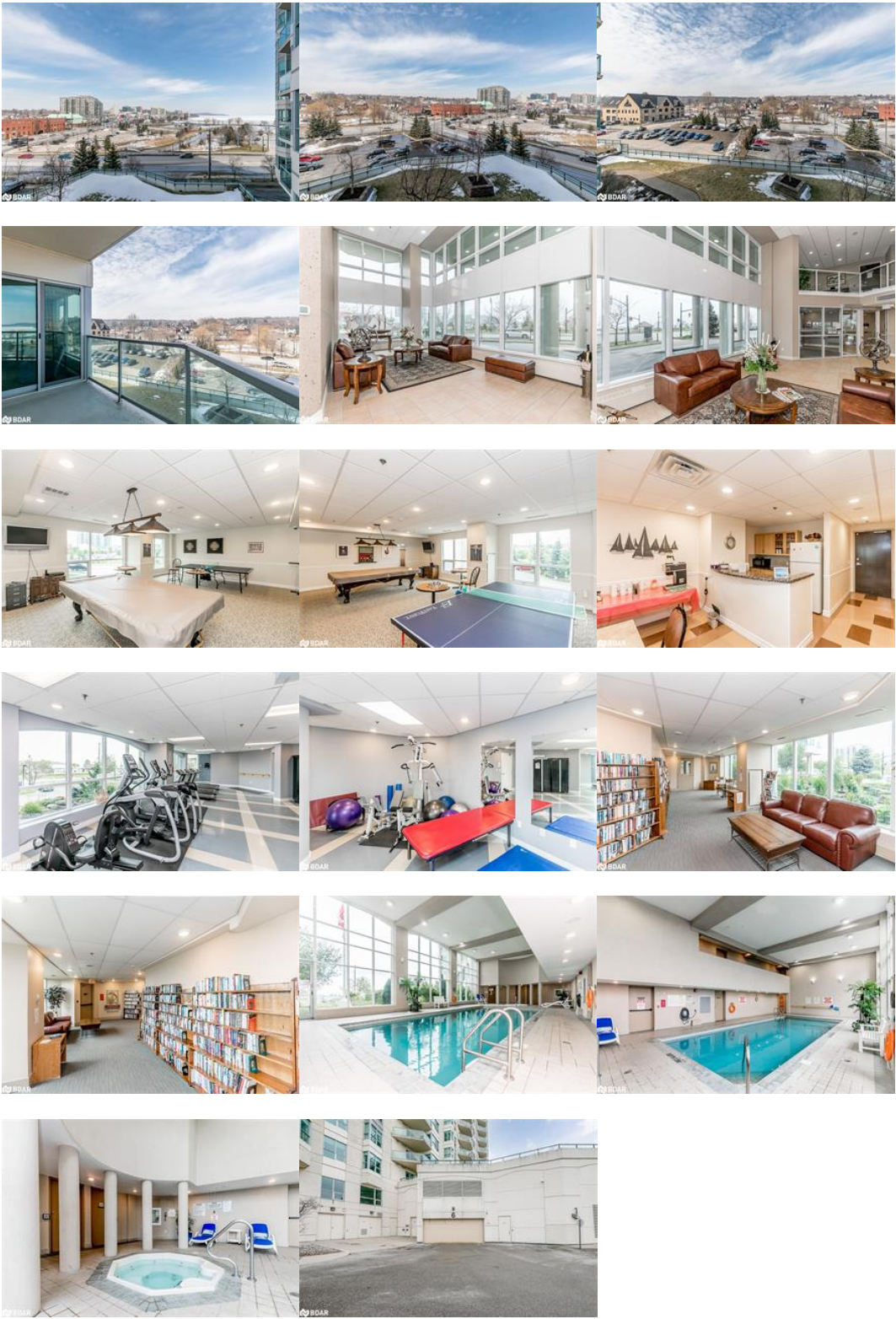
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