

Property Member Full (NEW)

57 FERNDALE Drive S Unit #5, Barrie, Ontario L4N 5W9

Simcoe County / Barrie / BA07 - Ardagh
Residential / Condominium
3 Storey / Apartment/Condo Unit / Attached



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
3	2			1,863
	1	1		
	1			
3	4	1	0	1,863
Garage	Driveway	Total	AG Range:	1501 to 2000
1.0	1.0	2	AG Source:	Plans

Recent: 03/17/2022 : Pending : C->P
Seller: DANIELLE PATRICIA TURNER & GAIL SUZAN TURNER
ARN/PIN: 434204001726083 / 593760375
Legal: UNIT 205, LEVEL 1, SIMCOE STANDARD CONDOMINIUM PLAN NO. 376 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC1111385 SUBJECT TO AN EASEMENT AS IN SC1225209 CITY OF BARRIE.... See attached

Directions to Property: Essa Rd/Ardagh Rd/Ferndale Dr S
Cross Street: Tiffin St/Ferndale Dr S

Lot Front:	0 ft	Water Body:	--	Const Mats:	Brick, Stucco (Plaster)
Lot Depth:	0 ft	Water Type:	--	Approx Age:	6-15 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	2013/Public Records
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Poured Concrete
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	None
Acres Range:	--	Water Src:	Municipal	Basement Fin:	--
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Asphalt Shingle/ Attached Garage
Fronting On:	South	Well Testing:	--	Garage:	--
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	RM2(SP-441)	Pool:	None	Survey:	None/
UFFI:	--				

REALTOR Remarks: Please do not schedule a showing if any party is feeling unwell or showing any symptoms of COVID19. Wear a face mask & sanitize hands before opening the lockbox. Touch as little as possible while in the home. Use Broker Bay Link to book showing or call 705-722-7110. Total finished sqft: 1,863.

Showing Remarks: TLBO.

Additional Property Information.

Driveway Parking: Private Drive Single Wide, Visitor Parking
Interior Features: Auto Garage Door Remote(s), Water Heater Owned, Water Softener
Exterior Features: Balcony, Deck(s), Landscaped
Parking Features: Exclusive Parking
Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
Laundry Features: Upper Level
Area Influences: Beach, Business Centre, Dog Park, Downtown, Golf, Highway Access, Hospital, Landscaped, Major Highway, Park, Playg
Nearby, Public Transit, Schools, Shopping Nearby
Other Structures: None

Condo/Common Elements Information.

Condo Fee: \$617.00 **Condo Fee Frequency:** Monthly
Includes: Building Insurance, Common Elements, Ground Maintenance/Landscaping, Private Garbage Removal, Property Management Fees, Snow Removal, Water
Balcony: Open **Locker:** None **Locker Number:**
Prop Mgmt Company: Bayshore **Prop Mgmt Contact:** 705-722-3700
Building Name: Manhattan **Condo Corp Yr End:**
Condo Corp #: 376 **Status Cert Date:**

Inclusions / Exclusions / Additional.

Inclusions: Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings // Water softener
Exclusions: --
Lease to Own: None
Under Contract: None
Heating: Forced Air, Gas **Cooling:** Central Air

School Information.

School District: Simcoe County District School Board, Simcoe Muskoka Catholic District School Board
Elem School: Ferndale Woods E.S / St. Catherine of Siena C.S.

High School: Bear Creek S.S. / St. Joan of Arc Catholic H.S.

.Listing Information.

List Date:	02/23/2022	Financing:	Confidential thru LA	Original List Price:	\$724,900
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$3,766.00/2021
Deposit:	TBD	HST App to Sale:		Assessment:	309,000/2022
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:	60	IBTA:	Yes	Sign on Property:	
Occupant Type:	Owner			Environ. Audit:	
Pending Date:	03/16/2022	Close Date:	06/09/2022		

Buyer Agency Compensation: 2.5% + HST
Offer Remarks: Offers accepted anytime. Please attach Schedule B to all offers. 24 hr irrevocable req.

.Showing Information.

Showing Req:	Showing System	Lockbox Type:	None	Lockbox Pin:	
Showings:		Lockbox Location:			

.Listing Agent & Brokerage Information.

List Brokerage:	Re/Max Hallmark Peggy Hill Group Realty Brokerage	T:	705-739-4455	F:	
List Salesperson:	Peggy Hill, Broker	E:	peggy@peggyhill.com	C:	705-739-4455
List Brokerage 2:	Re/Max Hallmark Peggy Hill Group Realty Brokerage	T:	705-739-4455	F:	
List Salesperson 2:	Nicole Staden, Salesperson	E:	nicole@peggyhill.com	C:	647-504-5425

.Buyer Agent & Brokerage Information.

Buyer Brokerage:	RE/MAX Crosstown Realty Inc. Brokerage	T:	705-739-1000
Buyer Salesperson:	Dave Treitz, Salesperson	T:	705-739-1000

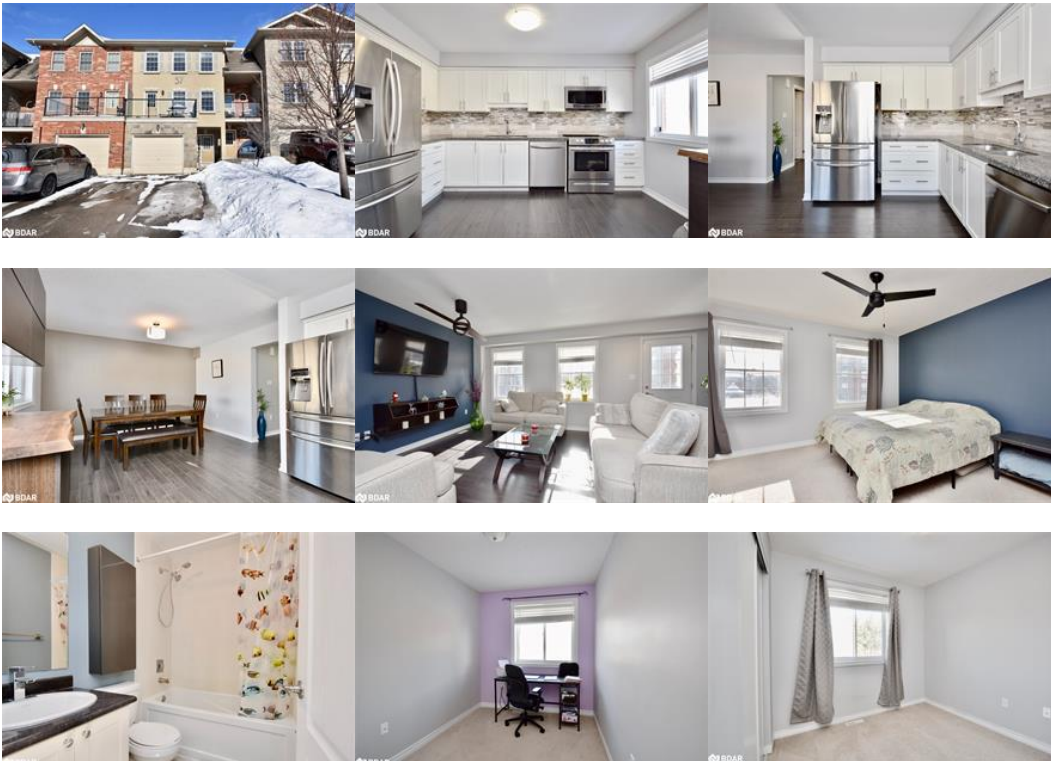
Public Remarks: BEAUTIFULLY APPOINTED FAMILY-FRIENDLY CONDO TOWNHOME WITH OFFERS ACCEPTED ANYTIME! This family and pet-friendly condominium townhome is perfectly located for people seeking both convenience and nearby nature. Highway 400 is just minutes away, while downtown Barrie, a park with a hiking trail and a pond, and Allandale Waterfront GO are all easily accessible from this prime location. The condo is set within a welcoming community complete with a community park and is one of the very few units with a garage. This immaculate turn-key condo boasts three levels of fully finished and sunlit living spaces and features a walk-out from the main level, a balcony off the second level, a new deck, and a new water softener (a few weeks old). Culinary inspiration is sure to strike in the spectacular kitchen that showcases gleaming stainless steel appliances, including an approximately one-year-old stove, set against predominantly shaker-style cabinetry with modern hardware. A separate section of richly coloured cabinets offer additional storage. Two large windows include one perfectly positioned in the open-concept dining area. Both quiet relaxation and lively entertaining can be enjoyed in the spacious and inviting living room. In the warmer months, you'll appreciate an indoor/outdoor experience with a walk-out to a balcony. A two-piece bathroom offers great convenience for family and guests alike. Upstairs, three bedrooms await, each with closet organizers. The primary bedroom boasts its own private four-piece bathroom while the remaining two bedrooms share the main four-piece bathroom. Additional living space presents itself in the lower level family room, where you'll enjoy new vinyl plank flooring, a modern two-piece bathroom, and a walk-out to the backyard. Your perfect new #HomeToStay! Visit our site for more info & a 3D tour!

Confidential for REALTORS® Only

Source Board: Barrie
Prepared By: DARBY HILES, Broker
Date Prepared: 03/17/2022

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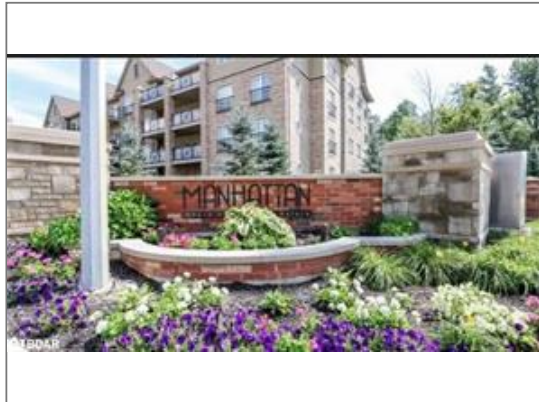




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41 FERNDALE Drive S Unit #212, Barrie, Ontario L4N 5T6

Simcoe County / Barrie / BA07 - Ardagh
Residential / Condominium
1 Storey/Apt / Apartment/Condo Unit / Attached



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,464
3	2	1	1	
3	2	1	1	1,464
Garage	Driveway	Total	AG Range:	1001 to 1500
1.0	0.0	1	AG Source:	Plans

Recent:

Seller: KEMP, CHRISTOPHER CHARLES; STEFANO, GIUSEPPE
ARN/PIN: 434204001725724 / 593760050
Legal: UNIT 12, LEVEL 2, SIMCOE STANDARD CONDOMINIUM PLAN NO. 376 AND ITS APPURTENANT INTEREST SAVING AND RESERVING ALL MINES & MINERALS IN OR UNDER PT 2 PL 51R19903 AS IN IN30548 SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A...see geoWarehouse

Directions to Property: 400 To Dunlop Left To Ferndale
Cross Street: Dunlop and Ferndale

Lot Front:	0 ft	Water Body:	--	Const Mats:	Brick, Hardboard, Stone, S
Lot Depth:	0 ft	Water Type:	--	Approx Age:	6-15 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	2011/Public Records
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Concrete
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	None
Acres Range:	< 0.5	Water Src:	Municipal	Basement Fin:	--
Topography:	Flat	Water Trmnt:	Water System	Roof/Replaced:	Asphalt Shingle/2011
Fronting On:	--	Well Testing:	--	Garage:	Underground Parking
Location:	Rural	Well Depth:	--	Winterized:	Fully Winterized
Zoning:	residential condo	Pool:	--	Survey:	--
UFFI:	No				

REALTOR Remarks: Offers accepted anytime with thanks. Please do not schedule a showing if any party is feeling unwell or showing any symptoms of COVID19. Wear a face mask, use hand sanitizer and use Broker Bay Link to book showing. Current owners rent additional underground parking spot from other unit owner month to month. Parking spot owner has agreed to rent additional parking spot to new owners if needed and will negotiate particulars of month to month rental with new owners. Please note one of the Sellers is a Licenced Real Estate Agent.

Showing Remarks: Follow all covid protocols, visitors must wear a mask, max. of 2 buyers per viewing, shoes off, leave card, lock all doors, and leave lights on Lockbox located on wrought iron gate around corner on Greenwich St and Ferndale S..just south of condo

.Additional Property Information.

Driveway Parking:	Visitor Parking
Interior Features:	Built-In Appliances, Ceiling Fans, Elevator, Water Heater, Water Treatment
Exterior Features:	Balcony
Parking Features:	Exclusive Parking, Heated
Security Features:	Smoke Detector(s)
Accessibility Features:	32" Min Doors, Shower Stall
Laundry Features:	In-Suite, Laundry Closet
Area Influences:	Ample Parking, Beach, Corner Site, Greenbelt/Conservation, Highway Access, Quiet Area, Schools, Trails
Other Structures:	Gazebo
Services:	Electricity, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone
Parking Level/Unit:	basement
Parking Assigned Space:	6
Road Access Fee:	--

.Condo/Common Elements Information.

Condo Fee:	\$528.12	Condo Fee Frequency:	Monthly
Includes:	Association Fee, Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Property Management Fees, Snow Removal, Water		
Remarks:	water snow removal yard maintenance		
Balcony:	Enclosed, Open	Locker:	Exclusive
Prop Mgmt Company:	Bayshore Management	Locker Number:	6
Building Name:	Manhattan	Prop Mgmt Contact:	Joanna tomaszewski 705 722 3700
Condo Corp #:	376	Condo Corp Yr End:	
		Status Cert Date:	2022-01-17

.Inclusions / Exclusions / Additional.

Inclusions:	Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Washer // window blinds, water Heater-rental		
Exclusions:	Bar stools from kitchen Island, Bar fridge, living curtains		
Fireplace:	0		
Under Contract:	Hot Water Heater		
Heating:	Forced Air, Gas	Cooling:	Central Air, Energy Efficient

Electric Age: 2011 Tank Age: 2011
 Furnace Age: 2011 Plumbing Age: 2011

.School Information.

School District: Simcoe County District School Board
 Elem School: Ferndale Woods
 High School: Bear Creek SS

.Listing Information.

List Date:	01/21/2022	Financing:	Clear	Original List Price:	\$799,000
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$4,156.65/2021
Deposit:	5%	HST App to Sale:		Assessment:	341,000/2022
Possession Date:		HST App to Comm:		Contact After Exp:	Yes
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:	60	IBTA:	No	Sign on Property:	No
Occupant Type:	Owner			Environ. Audit:	
Pending Date:	02/11/2022	Close Date:	04/25/2022		
Buyer Agency Compensation:	2.5%				
Offer Remarks:	Offers accepted at anytime with thanks :)				

.Showing Information.

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

.Listing Agent & Brokerage Information.

List Brokerage:	Sutton Group Incentive Realty Inc. Brokerage	T:	705-739-1300	F:	
List Salesperson:	Christopher Kemp, Salesperson E: triathlonguy@rogers.com	T:	705-739-1300	C:	705-828-5367

.Buyer Agent & Brokerage Information.

Buyer Brokerage:	Non-MEM Brokerage	T:	(123) 123-1234
Buyer Salesperson:	Non Member, Salesperson	T:	4165201061

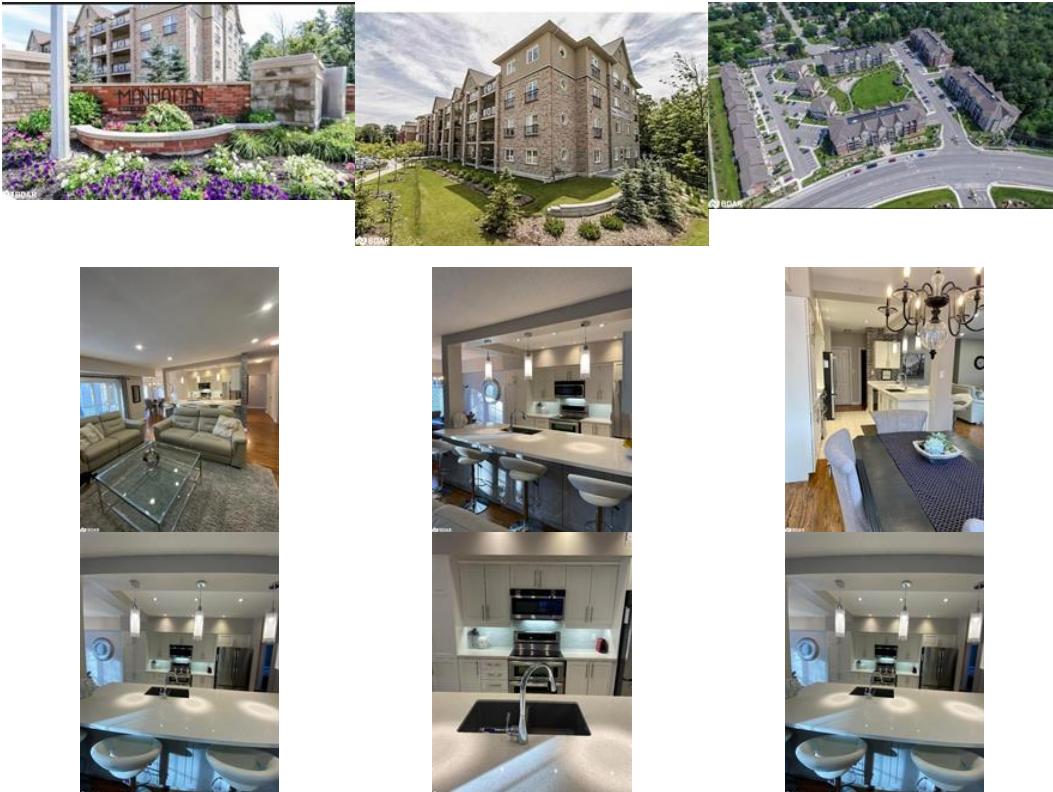
Public Remarks: One of a kind Open concept kitchen/Living room 1464 ft.²condo! Stunning second-floor fully renovated upscale corner unit with three bedrooms and two full baths with over 1400 ft.² of luxury living space. Beautiful wood flooring and tile throughout this unit. Feels like living in a bungalow! This quiet and pet friendly unit overlooks Bear Creek Eco-Park with a very large private balcony over looking the parks (BBQ's allowed). Very bright and spacious unit with 9 foot ceilings and lots of pot lights and updated light fixtures. This rare unit has an open kitchen/living room plan with a separate dining room and stunning 11 x 4' kitchen island with quartz countertops. Tons of kitchen storage on both sides of island with hidden drawers and pot drawers and lots of cooking space for that person who likes to cook and entertain. The unit comes with all stainless steel appliances with a double oven and over the range microwave. The unit has in-suite laundry and underground parking spot with a locker. Fantastic amenities and beautiful parks and landscaping around the building. Just steps away from trails and easy access to 400 highway. Close to downtown amenities and beautiful Lakeshore. Updated primary bath with tiled glass shower and kitchen renovated as open concept design with family room in 2021.

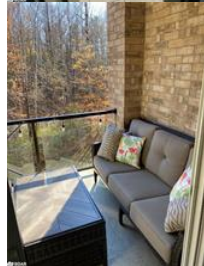
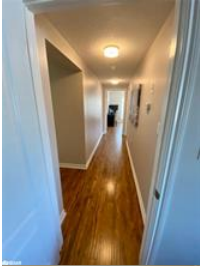
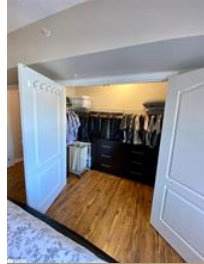
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Source Board: Barrie
 Prepared By: DARBY HILES, Broker
 Date Prepared: 03/17/2022

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41 FERNDALE Drive S Unit #401, Barrie, Ontario L4N 5T6

Simcoe County / Barrie / BA07 - Ardagh
Residential / Condominium
1 Storey/Apt / Apartment/Condo Unit / Attached



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,426
3	2	1		
3	2	1	0	1,426
Garage	Driveway	Total	AG Range:	1001 to 1500
2.0	0.0	2	AG Source:	Plans

Recent:
Seller:
ARN/PIN:
Legal:

John Arthur Woollett
 434204001725742 / 593760092
 UNIT 6, LEVEL 4, SIMCOE STANDARD CONDOMINIUM PLAN NO. 376
 AND ITS APPURTENANT INTEREST SAVING AND RESERVING ALL
 MINES & MINERALS IN OR UNDER PT 2 PL 51R19903 AS IN IN30548
 SUBJECT..... see GEO for remaining description

Directions to Property: Tiffin St/Ferndale Dr S
Cross Street: Tiffin

Lot Front:	--	Water Body:	--	Const Mats:	Brick, Stucco (Plaster)
Lot Depth:	--	Water Type:	--	Approx Age:	6-15 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	2011/Other
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Poured Concrete
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	None
Acres Range:	--	Water Src:	Municipal	Basement Fin:	--
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Asphalt Shingle/
Fronting On:	--	Well Testing:	--	Garage:	Underground Parking
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	RM2	Pool:	--	Survey:	--
UFFI:	--				

REALTOR Remarks: Offers will be reviewed on Jan 18 @ 2 pm-register by noon, submit by 1 pm to vrphael@rogers.com **Attach Sched B *** Pre-emptive offers will be reviewed with: 24 hours irrevocable, 5% deposit, NO conditions and March 31 closing date - Sched B - as per Sellers Direction.

Showing Remarks: BROKER BAY

Additional Property Information.

Driveway Parking:	Private Drive Single Wide
Interior Features:	None
Laundry Features:	In-Suite
Area Influences:	Greenbelt/Conservation, Hospital, Major Highway, Place of Worship, Public Transit, Rec./Community Centre
Parking Level/Unit:	A # 33 - A#1
Recreational Use:	--
Parking Assigned Space:	33, 1
Licensed Dwelling:	--
Road Access Fee:	--
Watermeter:	False

Condo/Common Elements Information.

Condo Fee:	\$581.02	Condo Fee Frequency:	Monthly
Includes:	Building Insurance, Common Elements, Parking, Private Garbage Removal, Property Management Fees, Water	Locker:	Owned
Balcony:	Terrace	Locker Number:	33 and 1
Prop Mgmt Company:	BAYSHORE	Prop Mgmt Contact:	705 722 3700
Building Name:	Manhattan	Condo Corp Yr End:	
Condo Corp #:	SSCC376	Status Cert Date:	2022-01-10

Inclusions / Exclusions / Additional.

Inclusions:	Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer // All Elfs, Window Coverings, BBQ HWT-Rental
Exclusions:	None
Under Contract:	Hot Water Heater
Heating:	Forced Air, Gas
Cooling:	Central Air

School Information.

School District: Simcoe County District School Board

Listing Information.

List Date:	01/11/2022	Financing:	Clear	Original List Price:	\$689,900
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$4,250.00/2021
Deposit:	5%	HST App to Sale:		Assessment:	355,000/2016
Possession Date:	03/31/2022	HST App to Comm:		Contact After Exp:	No
Possession:	Other	SPIS:		Special Agreement:	No
Holdover Days:	60	IBTA:	Yes	Sign on Property:	
Occupant Type:	Owner	Close Date:	03/31/2022	Environ. Audit:	
Pending Date:	01/13/2022				

Buyer Agency Compensation: 2.5%

.Showing Information.

Showing Req: TLBO (List Brokerage)
Showings:

Lockbox Type: Masterlock
Lockbox Location: Garage Door

Lockbox Pin:

.Listing Agent & Brokerage Information.

List Brokerage: RE/MAX Hallmark Chay Realty Brokerage
List Salesperson: Valerie Raphael, Broker

E:vraphael@rogers.com

T:705-722-7100
T:705-722-7100

F:
C:416-917-1315

.Buyer Agent & Brokerage Information.

Buyer Brokerage: Century 21 B.J. Roth Realty Ltd. Brokerage
Buyer Salesperson: Katie Bailey, Salesperson

T: 705-737-3664
T: 705-737-3664

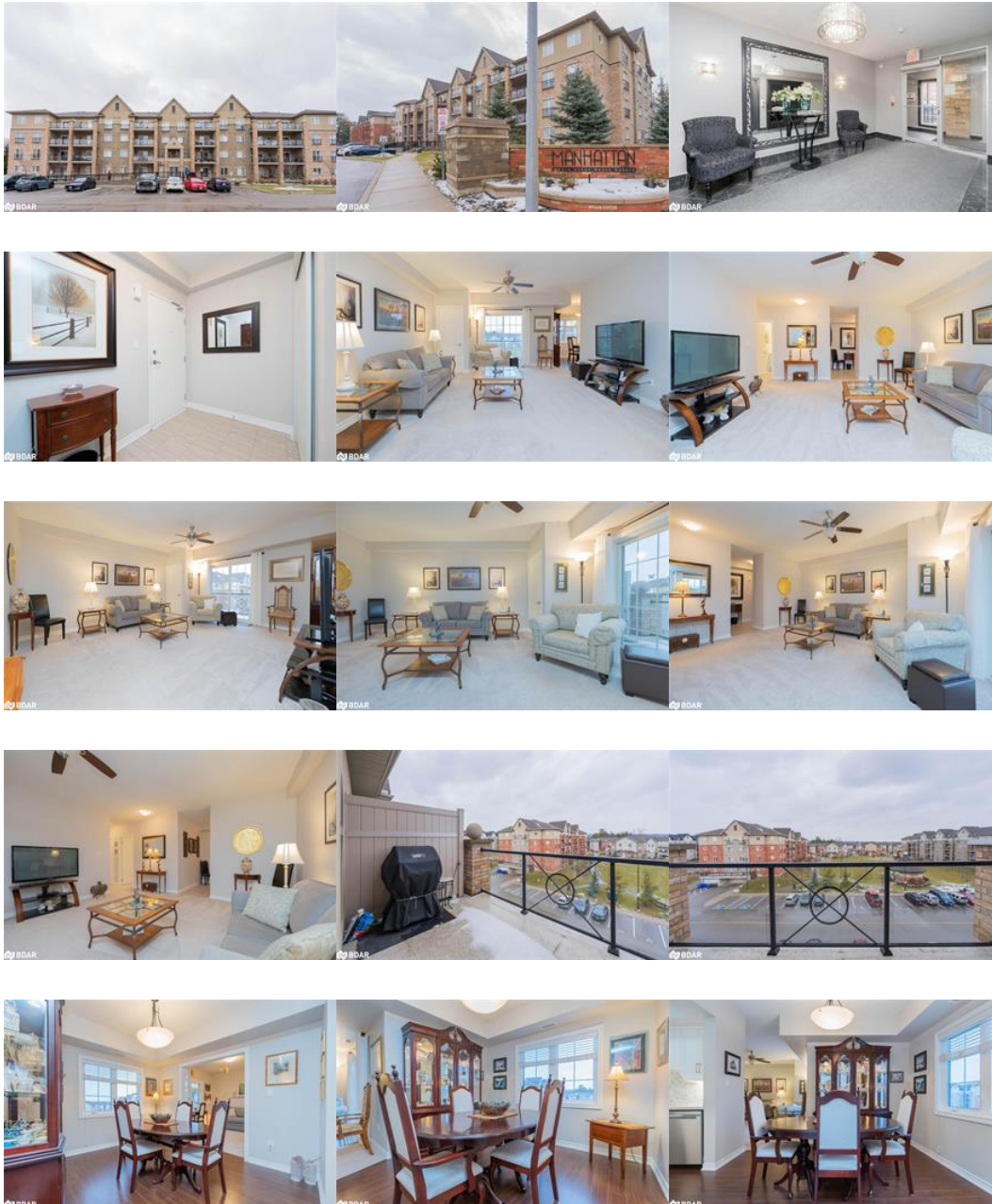
Public Remarks:Immaculate Penthouse Corner Suite with 3 Bedrooms/ 2 Full Baths Overlooking the Park! Over 1,400 Sq.Ft. of Spacious Light Filled Space ~ 9' Foot Ceilings ~ Feels like a Bungalow ~ Updated Kitchen and Baths in 2020 ~ Broadloom 2020 ~ Rare 2 Premium End Unit Parking Spots ~ 2 Lockers ~ BBQ on Large Balcony ~ Dog Friendly Building ~ Fabulous Area Amenities: Ardagh Bluffs/Trails ~ Bear Creek Eco Park ~ HWY 400/27 ~ RVH Hospital ~ Kempenfelt Bay ~ Beaches ~ Skiing ~ Golf ~ Shops, Restaurants, Cafes in Downtown Barrie ~ Welcome Home! FIRM OFFER ACCETED -AWAITING DEPOSIT

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Source Board: Barrie
Prepared By: DARBY HILES, Broker
Date Prepared: 03/17/2022

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