

## Property Member Full (NEW)

# 300 ESSA Road Unit #302, Barrie, Ontario L9J 0B9

**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
				1,244
2	2	1	1	
2	2	1	1	1,244
<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	1001 to 1500
1.0	1.0	2	<b>AG Source:</b>	Builder

**Active**  
**MLS@:** 40221185  
**List Price:** \$749,900.00  
**Condo Fee:** \$511.47/M  
**DOM/CDOM:** 9 / 9

**Recent:** **03/10/2022 : New Listing**  
**Seller:** Marguerite Irene McLaughlin and Patrick Baron McLaughlin  
**ARN/PIN:** 434204001800650 /  
**Legal:** Unit 2, Level 3, Simcoe Standard Condominium Plan No. 438, Level A, Unit 30 (P), Level 1, Unit 53 (P)

**Directions to Property:** Essa Road, To Bryne Drive To 1st Set Of Lights, Turn Right Into Complex  
**Cross Street:**

<b>Lot Front:</b>	--	<b>Water Body:</b>	--	<b>Const Mats:</b>	Stucco (Plaster)
<b>Lot Depth:</b>	--	<b>Water Type:</b>	--	<b>Approx Age:</b>	0-5 Years
<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>	Poured Concrete
<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>	Flat	<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	<b>Pool:</b>	--	<b>Survey:</b>	--
<b>UFFI:</b>	--				

**REALTOR Remarks:** Easy to show. Pls follow all covid protocol. Masks a must, do not use facilities. Offer kindly accepted anytime. 48 Hours irrevocable. Please include Schedule B and 801 with offer. Supplements include full list of suite details.

**Showing Remarks:** Easy to show. Pls follow all covid protocol. Masks a must, sanitize, do not use facilities.

### Additional Property Information.

<b>Driveway Parking:</b>	Outside/Surface/Open, Visitor Parking		
<b>Interior Features:</b>	Ceiling Fans		
<b>Security Features:</b>	Carbon Monoxide Detector(s), Smoke Detector(s)		
<b>Laundry Features:</b>	In-Suite		
<b>Area Influences:</b>	Major Highway, Public Transit, Schools, Shopping Nearby		
<b>Parking Level/Unit:</b>	Level1,Unt53 LevelA,Unt30	<b>Parking Assigned Space:</b>	--
		<b>Road Access Fee:</b>	--

### Condo/Common Elements Information.

<b>Condo Fee:</b>	\$511.47	<b>Condo Fee Frequency:</b>	Monthly
<b>Includes:</b>	Building Insurance, Building Maintenance, Central Air Conditioning, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Property Management Fees, Water		
<b>Balcony:</b>	<b>Open</b>	<b>Locker:</b>	Owned
<b>Prop Mgmt Company:</b>	Bayshore Property	<b>Locker Number:</b>	With Parking
<b>Building Name:</b>	Gallery	<b>Prop Mgmt Contact:</b>	
<b>Condo Corp #:</b>	438	<b>Condo Corp Yr End:</b>	
		<b>Status Cert Date:</b>	

### Inclusions / Exclusions / Additional.

<b>Inclusions:</b>	Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer, Window Coverings
<b>Exclusions:</b>	--
<b>Under Contract:</b>	Hot Water Heater
<b>Heating:</b>	Forced Air, Gas
<b>Cooling:</b>	Central Air

### Listing Information.

<b>List Date:</b>	03/09/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$749,900
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$4,182.08/2021
<b>Deposit:</b>	5%+	<b>HST App to Sale:</b>		<b>Assessment:</b>	343,000/2016
<b>Possession Date:</b>		<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	Flexible	<b>SPIS:</b>		<b>Special Agreement:</b>	No
<b>Holdover Days:</b>	90	<b>IBTA:</b>	No	<b>Sign on Property:</b>	No
<b>Occupant Type:</b>	Owner			<b>Environ. Audit:</b>	

**Buyer Agency Compensation:** 2.5% Plus HST

**Offer Remarks:** Offers kindly accepted anytime. Please include 801 & Schedule B with offer. 48 hrs irrevocable.

**Mortgage Comments:** Treat as clear

### Showing Information.

Showing Req:  
Showings:

Lockbox

Lockbox Type: Masterlock  
Lockbox Location:

Lockbox Pin:

**.Listing Agent & Brokerage Information.**

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

T:705-722-7100

F:

List Salesperson: [Mary Bateman, Salesperson](#)

E:[info@marybateman.com](mailto:info@marybateman.com)

T:705-722-7100

C:705-828-1544

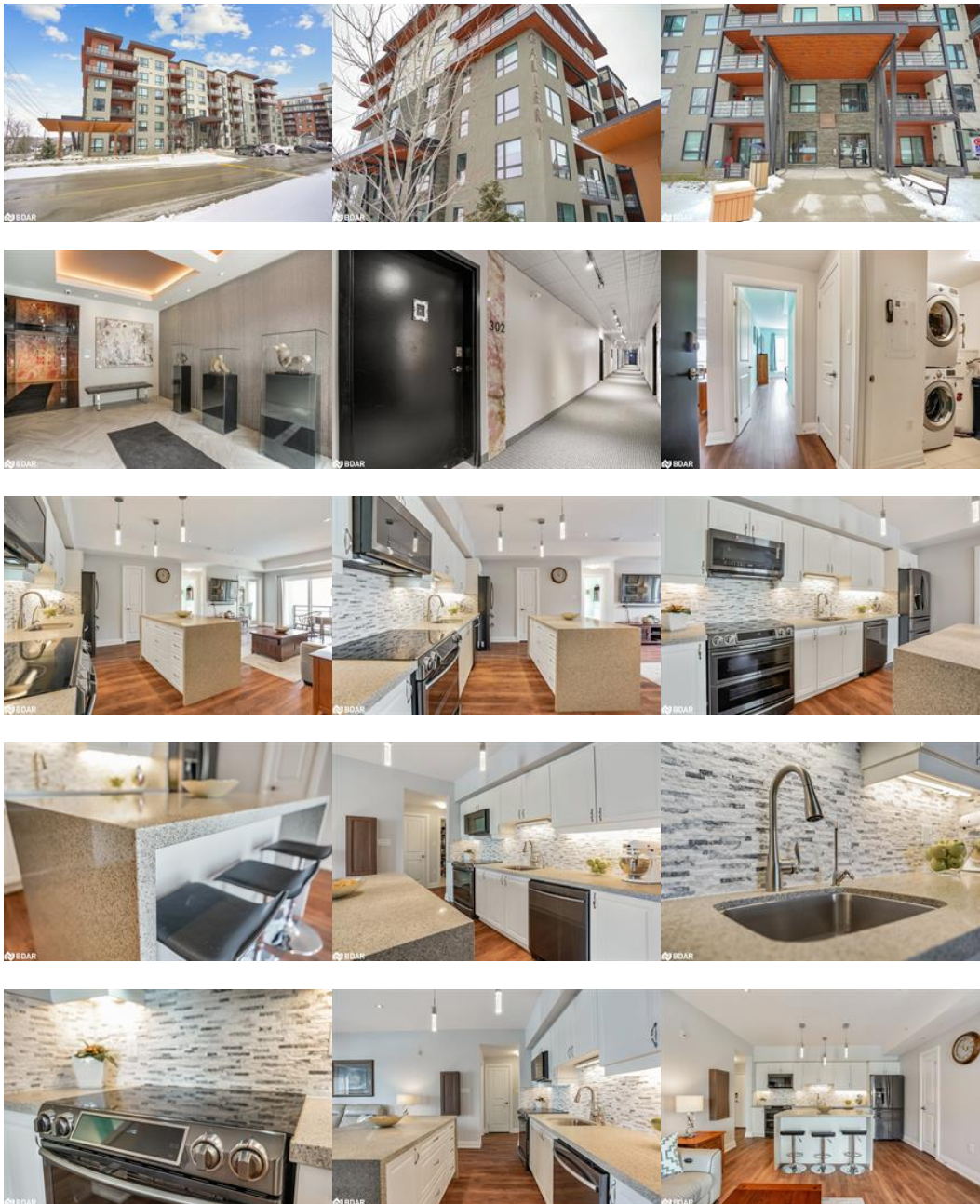
**Public Remarks:** Fully upgraded 2 bed plus Large Den corner suite with TWO OWNED PARKING, outside one is by front entrance #60 indoor parking has large locker attached. Upgrades throughout include door, trim, baseboard package, smooth ceilings, quality laminate, keypad entry with control 4 App for doors, lights, dimmers etc, closets doors, all Moen brushed nickel taps and shower fixtures, drawers in vanities, lg. windows many overlooking the trees and custom blinds. Upgraded Kitchen with island is a chef's dream including island w/thick quartz counter with rare waterfall detail three pot drawers and large two door cabinet. Bright white cabinetry is accentuated with amazing dark stainless steel appliances, pantry, pot and pendant lights, stone backsplash, water line, reverse osmosis water filter, and under counter lights. Primary Bedroom oasis looks over trees, has ensuite with w/in shower, and w/in closet. Lovely 2nd bed close to guest bath. Dining rm/den/office has amazing windows and view. Barbeque and entertain on balcony. Exclusive access to an 11,000 sq. ft. rooftop patio overlooking the city of Barrie and Kempenfelt Bay. Walking trails surround the grounds.

**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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