

Property Member Full (NEW)

2 ALBERT Street Unit #51, Barrie, Ontario L4M 3S4

**Simcoe County / Barrie / BA03 - City Centre
Residential / Condominium
1 Storey/Apt / Apartment/Condo Unit / Attached**

Active
MLS@: 40224122
List Price: \$399,900.00
Condo Fee: \$584.61/M
DOM/CDOM: 3 / 3



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				643
1	1	1		
1	1	1	0	643
Garage	Driveway	Total	AG Range:	501 to 1000
1.0	0.0	1	AG Source:	Other

Recent: 03/15/2022 : New Listing
Seller: Lloyd John Spencer
ARN/PIN: 434202200204124 /
Legal: Simcoe Condo Plan 44 Level 5 Unit 1

Directions to Property: Dunlop St E & Albert St
Cross Street:

Lot Front:	--	Water Body:	--	Const Mats:	Brick
Lot Depth:	--	Water Type:	--	Approx Age:	31-50 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	1972/Public Records
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Concrete
Lot Size Src:	MPAC	Sewer:	Sewer (Municipal)	Basement Type:	--
Acres Range:	< 0.5	Water Src:	Municipal	Basement Fin:	--
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Asphalt Rolled/ Underground Parking
Fronting On:	--	Well Testing:	--	Garage:	--
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	RA2	Pool:	--	Survey:	--
UFFI:	--				

REALTOR Remarks: Contact Sylvia At Sylvia@Getleo.Com/416-346-8476 W/ Questions/Offer. Offer presentation March 21st - Please register by 5pm. Attach Schedul B & 801 **1.5% Reduction To Coop Brker Commission If Buyer Shown By Listing Brkrg & Brings Successful Offer.

Showing Remarks: 1 Hour Notice - LBX on Railing in Front of Main Entry.

Additional Property Information.

Driveway Parking: Visitor Parking
Interior Features: Ceiling Fans, Elevator
Parking Features: Other
Laundry Features: Coin Operated, Common Area, Shared
Area Influences: Arts Centre, Beach, Downtown, Golf, Greenbelt/Conservation, Hospital, Lake/Pond, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Transit, Shopping Nearby, Skiing
Restrictions: Unknown
Parking Level/Unit: Level 1 **Parking Assigned Space:** 23 **Road Access Fee:** --

Condo/Common Elements Information.

Condo Fee: \$584.61 **Condo Fee Frequency:** Monthly
Balcony: Open **Locker:** Exclusive, In-Suite **Locker Number:**
Prop Mgmt Company: York Simcoe Management **Prop Mgmt Contact:**
Building Name: Albert Terrace **Condo Corp Yr End:**
Condo Corp #: SCC 44 **Status Cert Date:**

Inclusions / Exclusions / Additional.

Inclusions: Dishwasher, Refrigerator, Stove, Window Coverings // All Electrical Light Fixtures
Exclusions: --
Heating: Radiant **Cooling:** Wall Unit

Listing Information.

List Date:	03/15/2022	Financing:		Original List Price:	\$399,900
Expiration Date:		Assign. of Listing:	No	Tax Amt/Yr:	\$2,133.18/2022
Deposit:	5%	HST App to Sale:		Assessment:	175,000/2016
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	60 - 89 Days	SPIS:		Special Agreement:	No
Holdover Days:	300	IBTA:	Yes	Sign on Property:	No
Occupant Type:	Owner			Environ. Audit:	

Buyer Agency Compensation: 2.5% **

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Showing Information.

Showing Req: Showing System **Lockbox Type:** Masterlock **Lockbox Pin:**

Showings:

Lockbox Location: See Remarks

.Listing Agent & Brokerage Information.

List Brokerage:	RE/MAX West Realty Inc. Brokerage	T: 416-760-0600	F:
List Salesperson:	Frank Leo, Broker E: frank@getleo.com	T: 416-760-0600	C: 416-917-5466
List Brokerage 2:	RE/MAX West Realty Inc. Brokerage	T: 416-760-0600	F:
List Salesperson 2:	Sylvia Niewinski, Salesperson E: sylvia@getleo.com	T: 416-346-8476	C: 416-346-8476

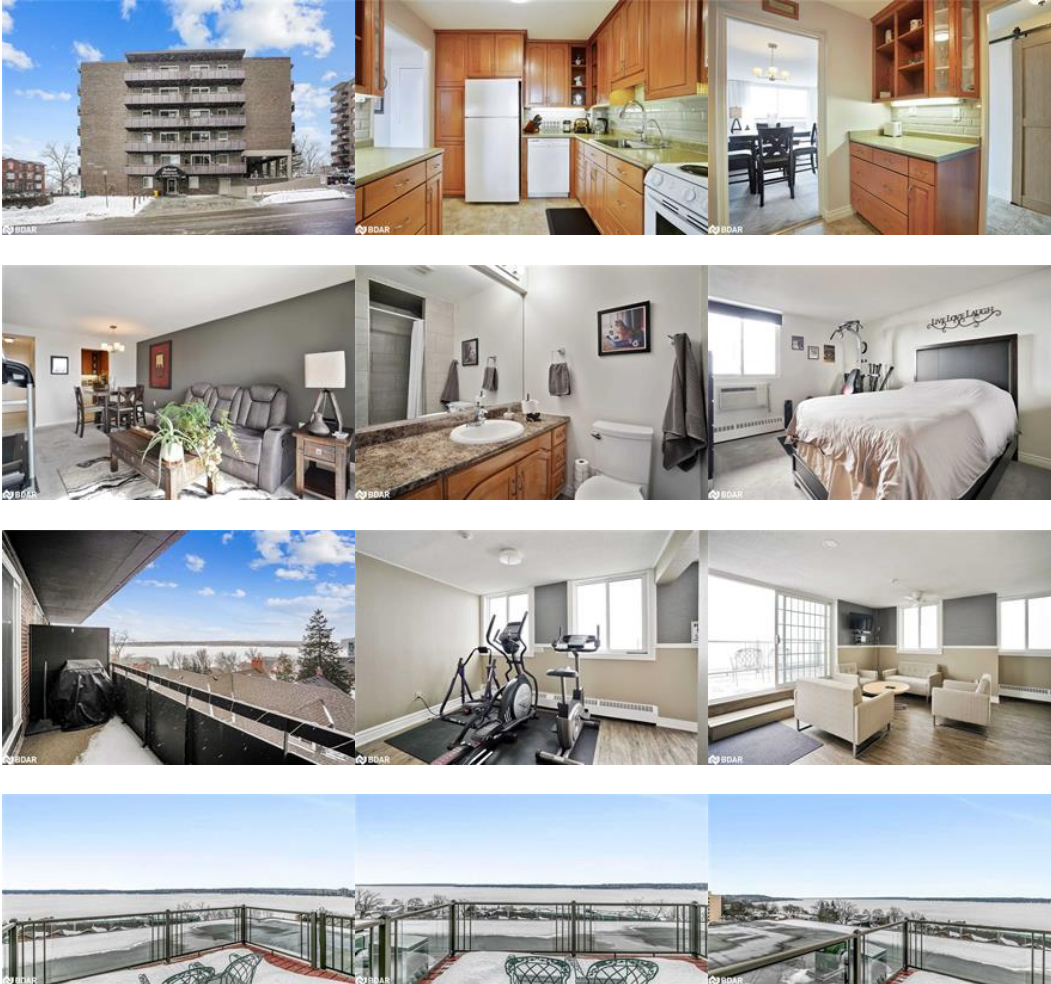
Public Remarks: MILLION \$\$\$ VIEW!! Amazing, unobstructed views of Kempenfelt Bay from this fully updated 1bdrm unit in Albert Terrace Condos. Freshly painted, bright and clean. Large balcony. Downtown amenities and lakeside just a short walk away. Restaurants, shopping, park, beach, walking trails. Parking, locker plus add'l ensuite storage. Amazing rooftop terrace and party room to watch summer fireworks. Convenient living. Ideal for downsizers. Won't last!

Confidential for REALTORS® Only

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

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