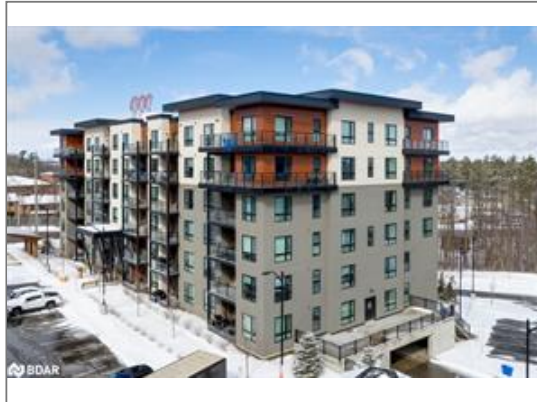


Property Member Full (NEW)

300 ESSA ROAD Unit #209, 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
3	2	1		
3	2	1	0	1,244
Garage	Driveway	Total	AG Range:	1001 to 1500
1.0	0.0	1	AG Source:	Builder

Recent: 03/17/2022 : Pending : C->P
Seller: MANSER, BRUCE ALLAN; MANSER, FERN RAE
ARN/PIN: 434204001800633 /
Legal: UNIT 9, LEVEL 2, SIMCOE STANDARD CONDOMINIUM PLAN NO. 438 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC1486368 CITY OF BARRIE

Directions to Property: Essa Rd/ Ardagh Rd
Cross Street:

Lot Front:	0 ft	Water Body:	--	Const Mats:	Aluminum Siding, Stone, S
Lot Depth:	0 ft	Water Type:	--	Approx Age:	0-5 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	--
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	--
Acres Range:	--	Water Src:	Municipal	Basement Fin:	--
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Other/
Fronting On:	East	Well Testing:	--	Garage:	Underground Parking
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	RES	Pool:	--	Survey:	--
UFFI:	--				

REALTOR Remarks: PLEASE DO NOT SHOW THE PROPERTY IF YOUR CLIENT HAS ANY COLD/FLU LIKE SYMPTOMS. PLEASE AVOID TOUCHING AS MUCH AS POSSIBLE.

Showing Remarks: MUST CONFIRM. LB LOCATED ON GARAGE DOOR @ 182 ARDAGH RD.

Additional Property Information.

Driveway Parking:	None		
Interior Features:	Auto Garage Door Remote(s), Elevator		
Laundry Features:	In-Suite		
Area Influences:	Golf, Major Highway, Park, Public Transit, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails		
Parking Level/Unit:	UG49(#12)	Parking Assigned Space:	--
		Road Access Fee:	--

Condo/Common Elements Information.

Condo Fee:	\$511.47	Condo Fee Frequency:	Monthly
Includes:	Building Insurance, Common Elements, Ground Maintenance/Landscaping, Private Garbage Removal, Property Management Fees, Snow Removal, Water		
Balcony:	Open	Locker:	Owned
Prop Mgmnt Company:	BAYSHORE PROPERTY MGMT	Locker Number:	P2 #49
Condo Corp #:	438	Prop Mgmnt Contact:	
		Status Cert Date:	

Inclusions / Exclusions / Additional.

Inclusions:	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings
Exclusions:	--
Under Contract:	Hot Water Heater
Heating:	Forced Air, Gas
Cooling:	Central Air

Listing Information.

List Date:	03/09/2022	Financing:		Original List Price:	\$759,900
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$4,181.03/2021
Deposit:	TBD	HST App to Sale:		Assessment:	343,000/2016
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:		IBTA:	Yes	Sign on Property:	
Occupant Type:	Owner			Environ. Audit:	
Pending Date:	03/16/2022	Close Date:	06/02/2022		

Buyer Agency Compensation: 2.5%+HST

Offer Remarks: OFFERS ACCEPTED ANY TIME, MUST INCLUDE SCHEDULE B. EMAIL OFFERS TO CAIT.WHEELER@CENTURY21.CA.

.Showing Information.**Showing Req:**
Showings:

Showing System

Lockbox Type:
Lockbox Location:SentryLock
See Remarks**Lockbox Pin:****.Listing Agent & Brokerage Information.****List Brokerage:**[Century 21 B.J. Roth Realty Ltd. Brokerage](#)**T:**705-721-9111**F:****List Salesperson:**[Dan Wojcik, Salesperson](#)**E:**daniel.wojcik@century21.ca**T:**705-721-9111**C:**705-220-0139**List Brokerage 2:**[Century 21 B.J. Roth Realty Ltd. Brokerage](#)**T:**705-721-9111**F:****List Salesperson 2:**[Alex Elieff, Salesperson](#)**E:**alex.elieff@century21.ca**T:**705-970-1668**C:**705-970-1668**List Brokerage 3:**[Century 21 B.J. Roth Realty Ltd. Brokerage](#)**T:**705-721-9111**F:**705-721-9182**List Salesperson 3:**[Cait Wheeler, Salesperson](#)**E:**cait.wheeler@c21.ca**T:**705-721-9111**C:**705-345-2877**.Buyer Agent & Brokerage Information.****Buyer Brokerage:**[Non-MEM Brokerage](#)**T:** (123) 123-1234**Buyer Salesperson:**

Non Member, Salesperson

T:

Public Remarks:Presenting 300 Essa Road: Beautiful Corner suite #209, located in Barrie's unique art inspired condominium community, The Gallery. This brilliantly sun-filled Southern facing 3 bedroom2 full bathroom suite offers 1244 SQ. FT of open concept living space, that has been tastefully upgraded and meticulously maintained. Approx.\$50k spent in upgrades including; 9ft smooth ceilings throughout, upgraded trim package, high-end laminate throughout main living area and upgraded berber carpet in the bedrooms. The open kitchen with island boasts double edge quartz counters, pendant lights, upgraded cabinetry, high end stainless steel appliances, with a unique glass backsplash. The large master bedroom is privately located, offering a large walk-in closet and master ensuite boasts a sleek glass tiled shower and quartz counters. Enjoy barbequing and entertaining on your oversized balcony, take a walk in the 14 acres of trails throughout the EP land at your backdoor, and enjoy with all Gallery home owners exclusive access to an 11,000 sq. ft. rooftop patio overlooking the city of Barrie and Kempenfelt Bay. Underground Parking with Oversized Locker included. *Additional parking available*. Offers accepted anytime

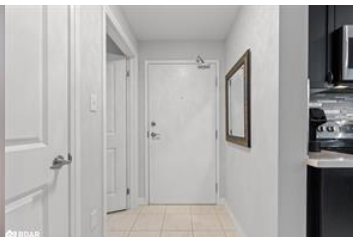
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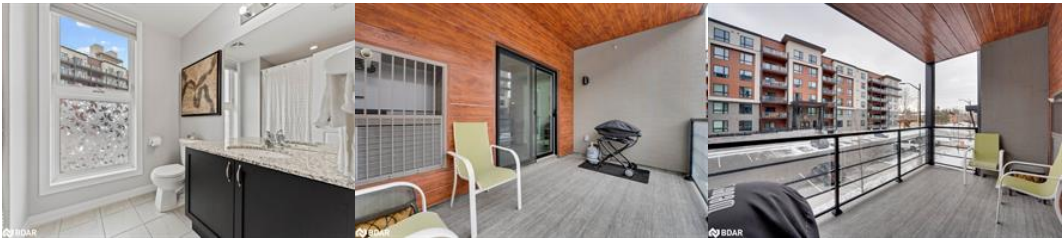
Source Board: Barrie

Prepared By: DARBY HILES, Broker

Date Prepared: 03/18/2022

Information deemed reliable but not guaranteed. CoreLogic Matrix
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MLS® #: 40220775



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300 ESSA Road Unit #309, 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
3	2	1		
3	2	1	0	1,244
Garage	Driveway	Total	AG Range:	1001 to 1500
1.0		1	AG Source:	Builder

Recent:

Seller:
ARN/PIN:
Legal:

KAUR, AVNEET
434204001800657 / 594380103
UNIT 9, LEVEL 3, SIMCOE STANDARD CONDOMINIUM PLAN NO. 438
AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH
EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC1486368 CITY OF
BARRIE

Directions to Property: Essa Rd / Ardagh Rd
Cross Street:

Lot Front:	--	Water Body:	--	Const Mats:	Stone, Stucco (Plaster)
Lot Depth:	--	Water Type:	--	Approx Age:	0-5 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	--
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	None
Acres Range:	--	Water Src:	Municipal	Basement Fin:	--
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Other/
Fronting On:	--	Well Testing:	--	Garage:	Underground Parking
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	Residential condominium unit	Pool:	--	Survey:	--
UFFI:	--				

Showing Remarks: Showings between 9am & 7pm. Knock first.

Additional Property Information.

Driveway Parking: Visitor Parking
Interior Features: Auto Garage Door Remote(s), Built-In Appliances
Laundry Features: In-Suite
Area Influences: Library, Schools, Shopping Nearby, Other

Condo/Common Elements Information.

Condo Fee: \$489.00
Includes: Building Insurance, Common Elements, Parking, Water
Balcony: Open
Prop Mgmnt Company: Bayshore Property Mgmt.
Condo Corp #: 438
Condo Fee Frequency: Monthly
Locker: Exclusive
Locker Number: 8
Prop Mgmnt Contact:
Status Cert Date:

Inclusions / Exclusions / Additional.

Inclusions: Dishwasher, Dryer, Garage Door Opener, Stove, Washer, Window Coverings
Exclusions: --
Under Contract: Hot Water Heater
Heating: Forced Air, Gas
Cooling: Central Air

Listing Information.

List Date: 02/18/2022
Expiration Date:
Deposit: \$30,000.00
Possession Date:
Possession: 60 - 89 Days
Holdover Days:
Occupant Type: Vacant
Pending Date: 02/25/2022
Financing:
Assign. of Listing:
HST App to Sale:
HST App to Comm:
SPIS:
IBTA: Yes
Close Date: 05/12/2022
Original List Price: \$599,000
Tax Amt/Yr: \$4,010.00/2021
Assessment: 343,000/2022
Contact After Exp: No
Special Agreement: No
Sign on Property:
Environ. Audit:

Buyer Agency Compensation: 2.25%

Offer Remarks: Offers must be registered by 2pm on Friday, February 25, reviewing at 4pm. Send offers with 801 & Schedule B to ravinder.khurana@century21.ca

Showing Information.

Showing Req: TLBO (List Brokerage)
Showings:
Lockbox Type: Masterlock
Lockbox Location:
Lockbox Pin:

Listing Agent & Brokerage Information.

List Brokerage: [Century 21 Leading Edge Realty Inc., Brokerage](#)
List Salesperson: Ravinder Khurana, Salesperson **E:** ravinder.khurana@century21.ca

T: 905-471-2121
T: 416-838-3025

F:
C:

Buyer Agent & Brokerage Information.

Buyer Brokerage: [RE/MAX Hallmark Chay Realty Brokerage](#)
Buyer Salesperson: [Caroline McIntosh, Salesperson](#)

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

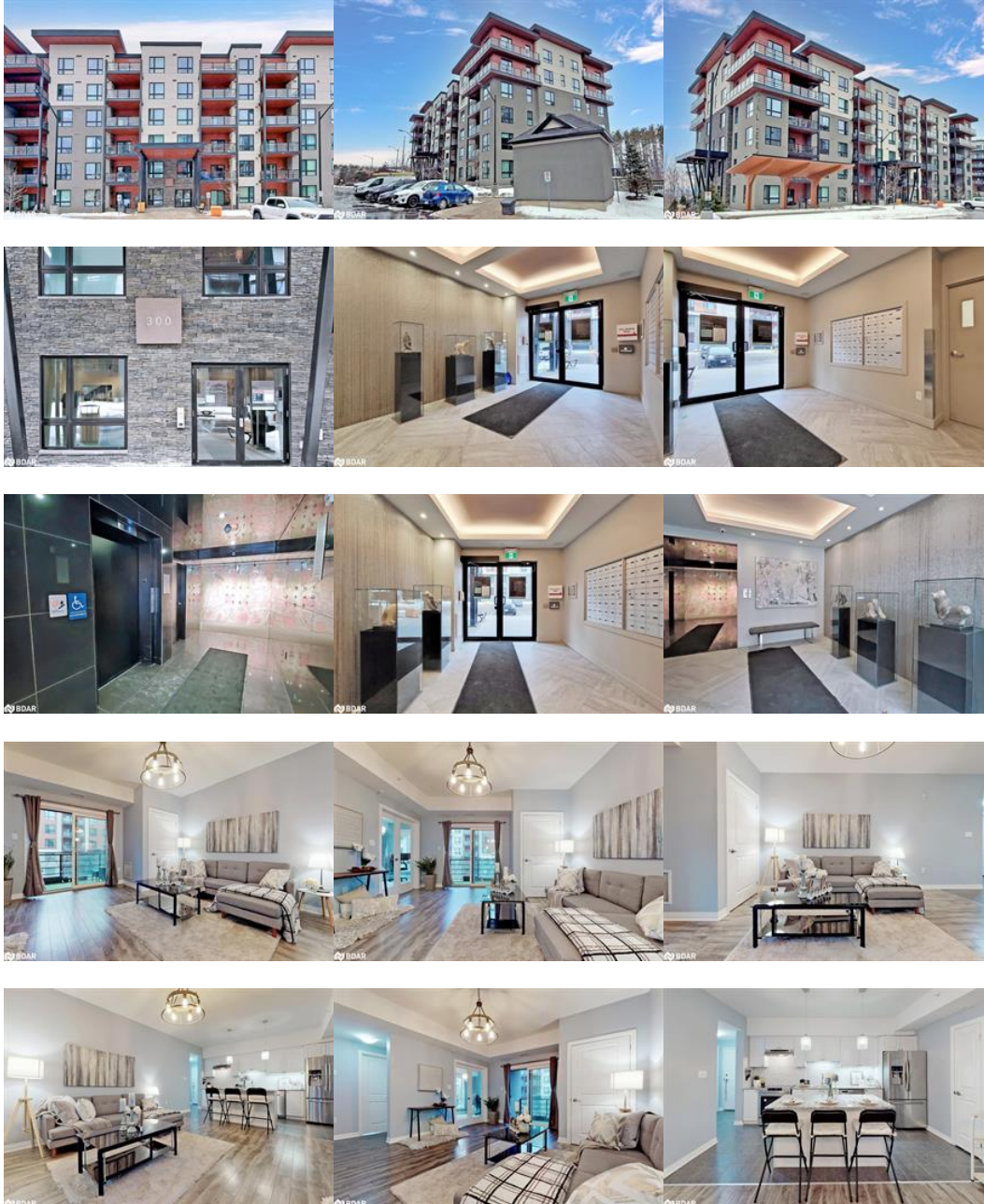
Public Remarks: Bright & spacious 3 bedroom corner unit in desirable Barrie area. Very clean & ready to move in with laminate floors throughout, modern kitchen with granite counter & large kitchen island. Spacious living room with walk-out to lovely covered balcony to enjoy. The oversized balcony extends living space, where you are able to fire up the bbq. Enjoy acres of walking trails in the forest behind buildings as well as an 11,000 sq ft rooftop terrace with panoramic views of water & city. Underground parking and locker included.

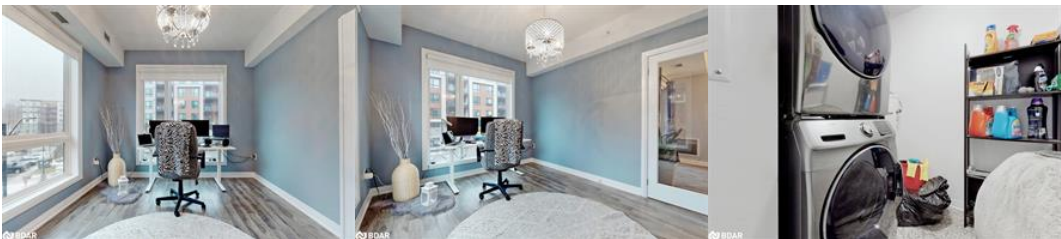
Confidential for REALTORS® Only

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

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300 ESSA Road Unit #210, Barrie, Ontario L9J 0B9

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

Pending
MLS@: 40213327
List Price: \$749,900.00
Condo Fee: \$511.47/M
Sale Price: \$765,000.00
DOM/CDOM: 13 / 13



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,244
3	2	1		
3	2	1	0	1,244
Garage	Driveway	Total	AG Range:	AG Source:
	2.0	2	1001 to 1500	Other

Recent: 03/07/2022 : Pending : A->P
Seller: James Cauchard & Sandra Cauchard
ARN/PIN: 434204001800634 /
Legal: Please see Private Remarks for Full Legal Description

Directions to Property: Hwy 400 South, Exit On Essa, Complex On Left.
Cross Street:

Lot Front:	--	Water Body:	--	Const Mats:	Aluminum Siding, Stone, S
Lot Depth:	--	Water Type:	--	Approx Age:	0-5 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	--
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	--
Acres Range:	--	Water Src:	Municipal	Basement Fin:	--
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Other/
Fronting On:	--	Well Testing:	--	Garage:	Underground Parking
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	R1	Pool:	--	Survey:	--
UFFI:	--				

REALTOR Remarks: Thank you for showing, Offer Presentation will be Monday Feb 28th at 5pm. Please have all offers in no later than 4pm on Monday. Status certificate is Ordered and will be added to Supplements when available. Please see supplements for full list of Upgrades to Unit. This unit has private locker and 2 parking spaces (one outside). Full Legal Description is: UNIT 7, LEVEL A, SIMCOE STANDARD CONDOMINIUM PLAN NO. 438 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC1486368 CITY OF BARRIE.

Showing Remarks: Please Book through Broker Bay - Covid protocol ins place.

Additional Property Information.

Driveway Parking: Covered Parking, Private Drive Single Wide
Interior Features: Auto Garage Door Remote(s), Built-In Appliances, Elevator
Laundry Features: In-Suite
Area Influences: Ample Parking, Business Centre, Highway Access, Hospital, Landscaped, Place of Worship, Public Transit, Regional Mall, School Bus Route, Schools, Shopping Nearby

Condo/Common Elements Information.

Condo Fee: \$511.47
Includes: Building Insurance, Common Elements, Parking, Private Garbage Removal, Water
Balcony: Open
Prop Mgmnt Company: BAYSHORE PROPERTY MGMT
Condo Corp #: 439
Condo Fee Frequency: Monthly
Locker: Exclusive
Locker Number: 07
Prop Mgmnt Contact:
Status Cert Date:

Inclusions / Exclusions / Additional.

Inclusions: Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer // Optional Inclusions: High end Sony BAR 65" Television, Wall mount, Electric Fireplace, Bose Sound bar, Stand up Freezer & Bar stools
Exclusions: --
Under Contract: Hot Water Heater
Heating: Forced Air, Gas
Cooling: Central Air

Listing Information.

List Date: 02/22/2022
Expiration Date: TBT
Deposit: Flexible
Possession Date: Owner
Possession: Flexible
Holdover Days: Owner
Occupant Type: Owner
Pending Date: 03/07/2022
Financing:
Assign. of Listing:
HST App to Sale:
HST App to Comm:
SPIS:
IBTA: No
Close Date: 05/02/2022
Original List Price: \$749,900
Tax Amt/Yr: \$4,180.00/2021
Assessment: 343,000/2016
Contact After Exp: No
Special Agreement: No
Sign on Property:
Environ. Audit:

Buyer Agency Compensation: 2.5% + HST

Offer Remarks: Offers to be presenting MONDAY FEBRUARY 28, at 5pm - Please have all offers in no later than 4pm. Please send all offers to drew@thegeorgiangroup.com

.Showing Information.**Showing Req:** Showing System
Showings:**Lockbox Type:** Masterlock
Lockbox Location:**Lockbox Pin:****.Listing Agent & Brokerage Information.****List Brokerage:** [EXP Realty Brokerage](#)**List Salesperson:** [Drew MacIntosh, Salesperson](#)**E:** drew@thegeorgiangroup.com**T:** 866-530-7737**T:** 866-530-7737**F:****C:** 705-345-9371**.Buyer Agent & Brokerage Information.****Buyer Brokerage:** [Non-MEM Brokerage](#)**Buyer Salesperson:** Non Member**T:** (123) 123-1234**T:**

Public Remarks: Luxury living at its finest! This stunning 3 bedroom, 2 bath 1244 SQFT corner unit has everything you could want. Having more upgrades than any other unit in the complex sold, this home has pristine hardwood floors, custom window coverings, quartz countertops on all countertops, high end black stainless steel appliances (with warranties!) Glass backsplash, imported porcelain tiles in en-suite and so much more. This unit also has two parking spaces (one inside garage, one outside) and a private locker. Not to mention, a balcony with views of green space and a layout that gives you the possibility of the 3rd bedroom being converted to a beautifully sunlit dining room. Close to shopping, entertainment and access to the highway, this home is a dream for anyone looking for easy living! Don't miss out on seeing this one before it's gone!

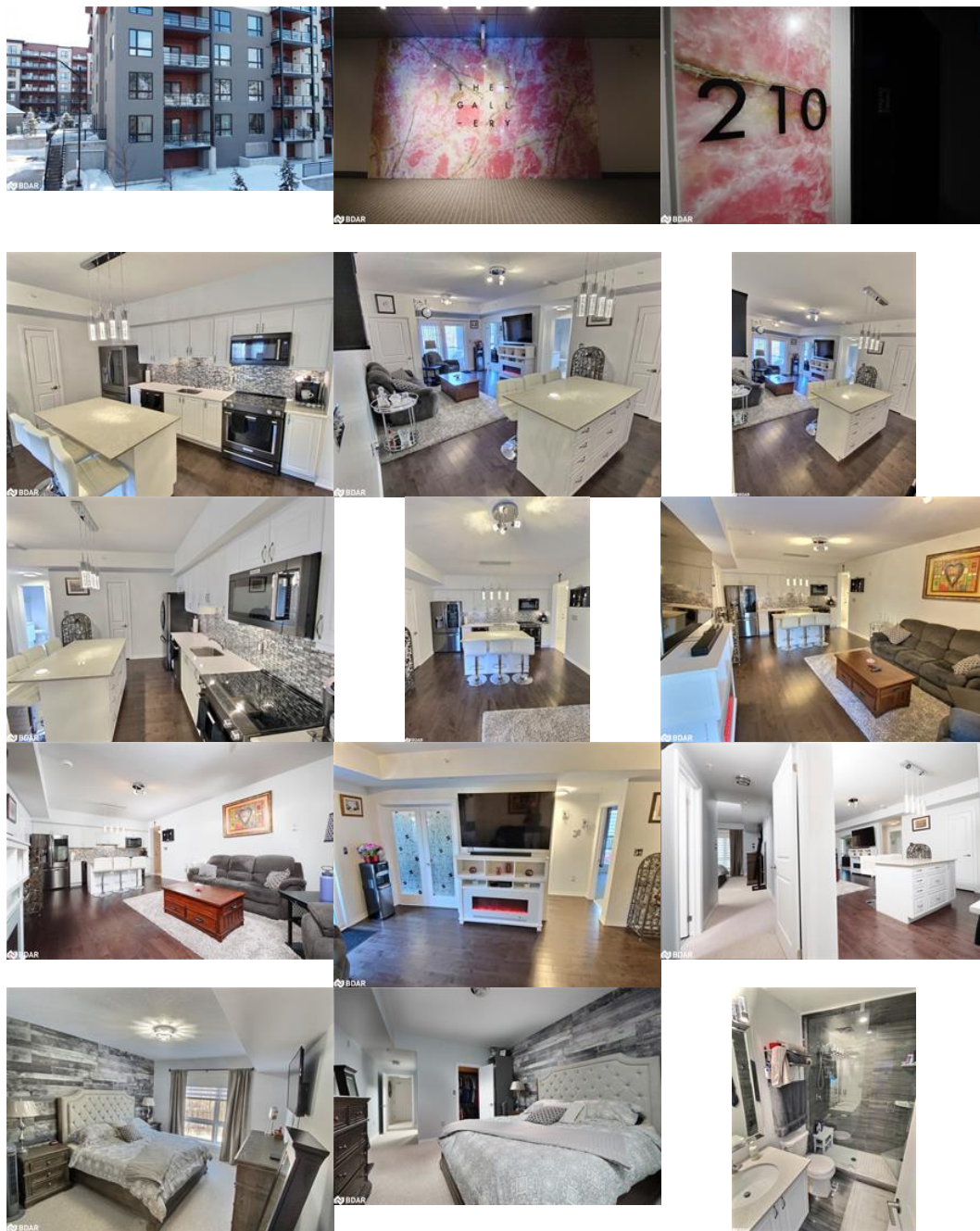
Confidential for REALTORS® Only

Source Board: Barrie

Prepared By: DARBY HILES, Broker

Date Prepared: 03/18/2022

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