

Property Member Full (NEW)

306 ESSA Road Unit #314, Barrie, Ontario L9J 0H5

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

Active
MLS@: 40201499
Interboard MLS@: **S5475493**
List Price: \$759,999.00
Condo Fee: \$565.35/M
DOM/CDOM: [63](#) / [63](#)



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,454
3	2	1	1	
3	2	1	1	1,454
Garage	Driveway	Total	AG Range:	1001 to 1500
1.0		1	AG Source:	Builder

Recent:

Seller: ABBAS, TAYYUBA TAMSHEELA; ABBAS, GHULAM
ARN/PIN: 434204001800659 / 594380105
Legal: UNIT 11, 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 / Ardagh
Cross Street:

Lot Front:	--	Water Body:	--	Const Mats:	Brick
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:	Residential condominium unit	Pool:	--	Survey:	--
UFFI:	--				

Showing Remarks: 24 Hr Notice Required. Follow Strict Covid Precautions. Wear Masks Properly, Use Hand Sanitize During Showings.

.Additional Property Information.

Driveway Parking: Visitor Parking
Interior Features: None
Laundry Features: In-Suite, Laundry Closet
Area Influences: Major Highway, Public Transit, Trails

.Condo/Common Elements Information.

Condo Fee: \$565.35 **Condo Fee Frequency:** Monthly
Balcony: Open **Locker:** Exclusive **Locker Number:** 314
Prop Mgmt Company: Bayshore Property Mgmt. **Prop Mgmt Contact:**
Condo Corp #: 438 **Status Cert Date:**

.Inclusions / Exclusions / Additional.

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

.Listing Information.

List Date:	01/19/2022	Financing:		Original List Price:	\$680,000
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$4,546.14/2021
Deposit:	\$30,000.00	HST App to Sale:		Assessment:	389,000/2022
Possession Date:	03/31/2022	HST App to Comm:		Contact After Exp:	No
Possession:	Other	SPIS:		Special Agreement:	No
Holdover Days:		IBTA:	No	Sign on Property:	
Occupant Type:	Tenant			Environ. Audit:	

Buyer Agency Compensation: 2.5%

Offer Remarks: Please Attach Sch B To Any Offer & Send To Homesbyvedika@gmail.com

.Showing Information.

Showing Req: TLBO (List Brokerage) **Lockbox Type:** None **Lockbox Pin:**
Showings: **Lockbox Location:**

.Listing Agent & Brokerage Information.

List Brokerage: [Century 21 Paramount Realty Inc., Brokerage](#) **T:**905-799-7000 **F:**
List Salesperson: Vedika Sadioura, Salesperson **E:**homesbyvedika@gmail.com **T:**647-984-7067 **C:**

List Brokerage 2: [Century 21 Paramount Realty Inc., Brokerage](#)
List Salesperson 2: Usman Afzal, Salesperson E:

T:905-799-7000 F:
T: C:

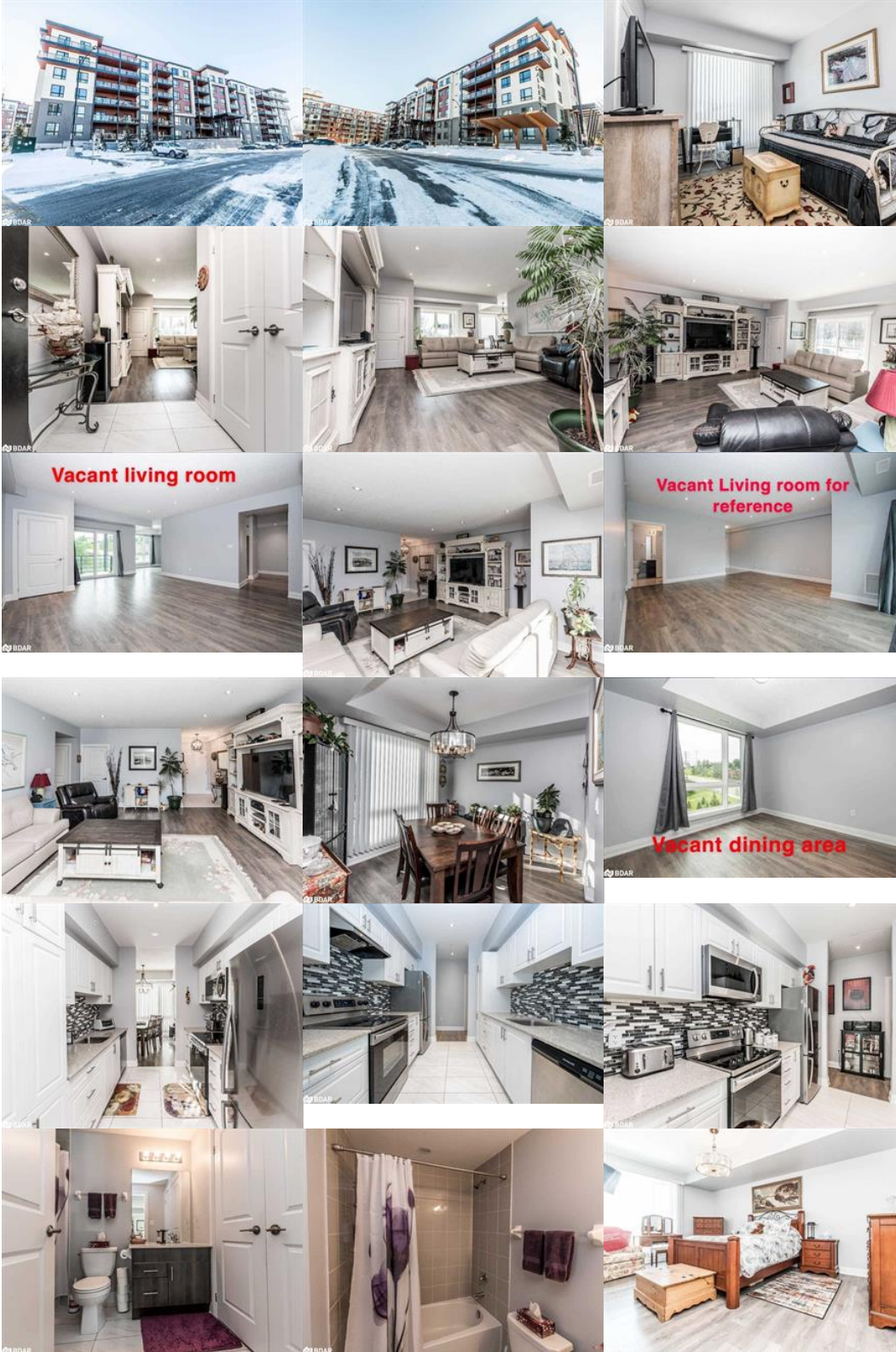
Public Remarks: 3 Bedroom 2 Full Bath Condo 1,454 Sq ft Of Living Space W/Huge Windows & Upgrades Including Flooring, Decor Lighting, Smooth Ceilings & Rounded Corners Throughout, Quartz Countertop, Custom Backsplash, Upgraded Cabinetry W/Soft Close & Pantry, High Baseboard Trims, No Carpet. Modern Clean Finishes & All Day Sunlight. Jacuzzi In Master Ensuite. Huge Covered Balcony For Enjoying All Year Long! W/Treeline Views. Minutes from Major Amenities, Hwy 400, & The Go Station. Move in ready.

Confidential for REALTORS® Only

Source Board: Barrie
Prepared By: DARBY HILES, Broker
Date Prepared: 03/23/2022

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