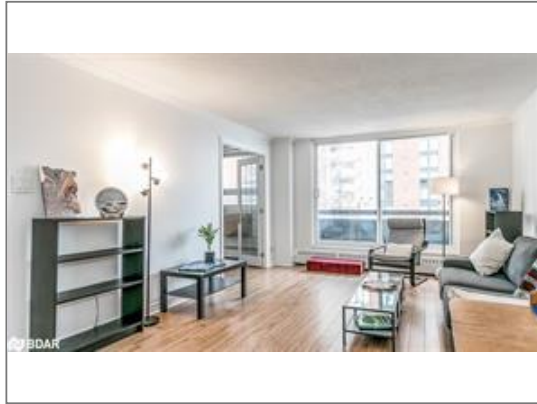


## Property Member Full (NEW)

# 2 ALBERT Street Unit #34, Barrie, Ontario L4M 3S4

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



**Third**  
**Second**  
**Upper**  
**Main**  
**Lower**  
**Basement**  
**Total**

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				702
1	1	1		
1	1	1	0	702
Garage	Driveway	Total	AG Range:	501 to 1000
1.0	0.0	1	AG Source:	Other

**Recent:**

**Seller:**  
**ARN/PIN:**  
**Legal:**

Laurie Elizabeth Shaver and James Howard Shaver  
 434202200204111 / 590440012  
 UNIT 4, LEVEL 3, SIMCOE CONDOMINIUM PLAN NO. 44 ; PT LTS 6 & 7  
 N/S LOUISA ST PL 18, PT 1 51R11581, MORE FULLY DESCRIBED IN  
 SCHEDULE 'A' OF DECLARATION LT53796 AS AMENDED BY LT58975 ;  
 BARRIE

**Directions to Property:** Collier Or Dunlop East To Albert.  
**Cross Street:**

<b>Lot Front:</b>	--	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick, Concrete Poured
<b>Lot Depth:</b>	--	<b>Water Type:</b>	--	<b>Approx Age:</b>	31-50 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>	--
<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>	--	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Asphalt Rolled/
<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 condominium unit	<b>Pool:</b>	--	<b>Survey:</b>	--
<b>UFFI:</b>	--				

**REALTOR Remarks:** Please leave lights on and ensure doors locked, after showings. CURRENT STATUS REPORT & DOCUMENTS ARE AVAILABLE ON REQUEST. Offers will be presented at 2:00pm on Feb 28/22. No Preemptive offers. Please email offers to mikedouglas@rogers.com Please note....the condo management has informed us the laundry tub in this unit must be removed. This was installed by a prior owner, years ago and was not authorized. Sellers were unaware and they will remove it prior to closing.

**Showing Remarks:** Property has accepted firm offer. Will be reported when deposit received

### Additional Property Information.

<b>Driveway Parking:</b>	Visitor Parking
<b>Interior Features:</b>	Auto Garage Door Remote(s), Elevator
<b>Exterior Features:</b>	Balcony
<b>Laundry Features:</b>	Coin Operated, Common Area
<b>Area Influences:</b>	Arts Centre, Beach, Downtown, Golf, Greenbelt/Conservation, Hospital, Lake/Pond, Library, Marina, Open Spaces, Park, of Worship, Playground Nearby, Public Transit, Shopping Nearby, Skiing
<b>Parking Level/Unit:</b>	--
<b>Parking Assigned Space:</b>	34
<b>Road Access Fee:</b>	--

### Condo/Common Elements Information.

<b>Common Elements Fee/Includes:</b>	0.00 /
<b>Condo Fee:</b>	\$584.61
<b>Includes:</b>	Building Insurance, Building Maintenance, Cable TV, Common Elements, Ground Maintenance/Landscaping, Heat, High Speed Internet, Hydro, Private Garbage Removal, Property Management Fees, Snow Removal, Utilities, Water
<b>Balcony:</b>	Open
<b>Prop Mgmnt Company:</b>	York Simcoe Management
<b>Condo Corp #:</b>	44
<b>Locker:</b>	Exclusive
<b>Locker Number:</b>	34
<b>Prop Mgmnt Contact:</b>	
<b>Status Cert Date:</b>	

### Inclusions / Exclusions / Additional.

<b>Inclusions:</b>	Dishwasher, Refrigerator, Stove
<b>Exclusions:</b>	--
<b>Under Contract:</b>	None
<b>Heating:</b>	Radiant
<b>Cooling:</b>	Window Unit

### Listing Information.

<b>List Date:</b>	02/17/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$319,000
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$2,097.00/2021
<b>Deposit:</b>	appropriate	<b>HST App to Sale:</b>		<b>Assessment:</b>	172,000/2022
<b>Possession Date:</b>		<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	Immediate	<b>SPIS:</b>		<b>Special Agreement:</b>	No
<b>Holdover Days:</b>		<b>IBTA:</b>	No	<b>Sign on Property:</b>	

**Occupant Type:** Vacant  
**Pending Date:** 02/28/2022  
**Buyer Agency Compensation:** 2.5%

**Close Date:** 03/31/2022

**Environ. Audit:**

**.Showing Information.**

**Showing Req:** Lockbox, TLBO (List Brokerage)  
**Showings:**

**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:** [Mike Douglas, Broker](#)

**E:** [mikedouglas@rogers.com](mailto:mikedouglas@rogers.com)

**T:** 705-722-7100

**C:** 705-791-5200

**.Buyer Agent & Brokerage Information.**

**Buyer Brokerage:** [Keller Williams Experience Realty Brokerage](#)

**T:** 705-720-2200

**Buyer Salesperson:** [Rodrigo Garcia, Salesperson](#)

**T:** 705-720-2200

**Public Remarks:** Delightfully clean, fresh, bright condo , lovely VIEW OF KEMPENFELT BAY!! 3rd floor, 1 BEDROOM CONDO WITH PRIVATE 24 FT BALCONY. QUIET LOCATION, only A FEW MINUTES WALKING DISTANCE TO PATIOS, RESTAURANTS, SHOPPING & WATERFRONT. WATCH THE FIREWORKS FROM YOUR awesome ROOFTOP TERRACE IN THE SUMMER. \*CONDO FEES INCLUDE HEAT/HYDRO/SEWER/WATER/ROGERS HD CABLE AND HIGH-SPEED INTERNET. (So convenient!!) PARKING SPOT # 34 AND LOCKER # 34. READY TO MOVE IN. Even better.....this is a Non Smoking building! QUICK CLOSING IS POSSIBLE. Property has accepted firm offer. Will be reported when deposit received

**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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