

## Property Member Full (NEW)

# 43 FERNDALE Drive S Unit #311, Barrie, Ontario L4N 5W6

**Simcoe County / Barrie / BA11 - Holly**  
**Residential / Condominium**  
**1 Storey/Apt / Apartment/Condo Unit / Attached**



**Active**  
**MLS@:** 40223944  
**List Price:** \$799,888.00  
**Condo Fee:** \$543.92/M  
**DOM/CDOM:** 1 / 1



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

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,464
3	2	1		
3	2	1	0	1,464
<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>	Other

**Recent:** **03/16/2022 : New Listing**  
**Seller:** ZURKAN, WILLIAM PETER; ZURKAN, ROSE MARIE (POA RENAE ZURKA 434204001725825 / 593760263  
**ARN/PIN:** UNIT 25, LEVEL 3, SIMCOE STANDARD CONDOMINIUM PLAN NO. 376 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC1036963 SUBJECT TO AN EASEMENT.... see geo  
**Legal:**

**Directions to Property:** Ferndale Dr South  
**Cross Street:**

<b>Lot Front:</b>	0 ft	<b>Water Body:</b>	--
<b>Lot Depth:</b>	0 ft	<b>Water Type:</b>	--
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--
<b>Lot Size Src:</b>	--	<b>Sewer:</b>	Sewer (Municipal)
<b>Acres Range:</b>	--	<b>Water Src:</b>	Municipal
<b>Topography:</b>	--	<b>Water Trmmt:</b>	--
<b>Fronting On:</b>	North	<b>Well Testing:</b>	--
<b>Location:</b>	Urban	<b>Well Depth:</b>	--
<b>Zoning:</b>	res	<b>Pool:</b>	--
<b>UFFI:</b>	--	<b>Const Mats:</b>	Brick
		<b>Approx Age:</b>	6-15 Years
		<b>Year/Src:</b>	--
		<b>Foundation:</b>	--
		<b>Basement Type:</b>	--
		<b>Basement Fin:</b>	--
		<b>Roof/Replaced:</b>	Asphalt Shingle/
		<b>Garage:</b>	Underground Parking
		<b>Winterized:</b>	--
		<b>Survey:</b>	None/

**REALTOR Remarks:** OFFERS ANYTIME WITH 48 HRS IRREV, FOLLOW ALL COVID PROTOCOL AND SANITIZE ON ENTRY, PLEASE REMOVE SHOES, TURN OFF LIGHTS ON EXIT, LEAVE A CARD AND DONT USE WASHROOMS  
**Showing Remarks:** Pick up keys at listing office 355 Bayfield St

**Additional Property Information.**

**Driveway Parking:** Visitor Parking  
**Interior Features:** Elevator, Intercom  
**Laundry Features:** In-Suite  
**Area Influences:** Greenbelt/Conservation, Landscaped, Park, Public Transit, Schools

**Condo/Common Elements Information.**

**Common Elements Fee/Includes:** 0.00 / \$543.92  
**Condo Fee Frequency:** Monthly  
**Includes:** Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Property Management Fees, Snow Removal, Water  
**Balcony:** Open  
**Locker:** Exclusive  
**Locker Number:** #106 in #152 out  
**Prop Mgmt Company:** Bayshore Prop. Mngt  
**Prop Mgmt Contact:**  
**Condo Corp #:** 376  
**Status Cert Date:**

**Inclusions / Exclusions / Additional.**

**Inclusions:** Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings // water softner, A/C  
**Exclusions:** personal belongings, televisions  
**Under Contract:** Hot Water Heater  
**Heating:** Forced Air, Gas  
**Cooling:** Central Air

**School Information.**

**School District:** Simcoe County District School Board, Simcoe Muskoka Catholic District School Board

**Listing Information.**

<b>List Date:</b>	03/16/2022	<b>Financing:</b>	Original List Price: \$799,888
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>	Tax Amt/Yr: \$4,156.65/2021
<b>Deposit:</b>	25000+	<b>HST App to Sale:</b>	Assessment: 341,000/2022
<b>Possession Date:</b>		<b>HST App to Comm:</b>	Contact After Exp: No
<b>Possession:</b>	Flexible	<b>SPIS:</b>	Special Agreement: No
<b>Holdover Days:</b>	0	<b>IBTA:</b>	Sign on Property: No
<b>Occupant Type:</b>	Vacant		Environ. Audit:

**Buyer Agency Compensation:** 2.25% Plus HST  
**Offer Remarks:** OFFERS ANYTIME, PLS ALLOW 48 HRS IRREV FOR POA SIGNINGS.

**.Showing Information.**

**Showing Req:** Showing System  
**Showings:**

**Lockbox Type:** None  
**Lockbox Location:** Call Listing Office

**Lockbox Pin:**

**.Listing Agent & Brokerage Information.**

**List Brokerage:** [Century 21 B.J. Roth Realty Ltd. Brokerage](#)

**List Salesperson:** [Chad Traynor, Salesperson](#) **E:** [chad.traynor@century21.ca](mailto:chad.traynor@century21.ca)

**T:** 705-721-9111

**F:**

**T:** 705-721-9111

**C:**

**Public Remarks:** Near 1500 square feet of true turn key bungalow style living! This upscale corner unit with three bedrooms and two full baths exudes luxury living space, boasting wood and tile floors throughout the living area! This quiet and pet friendly unit shines with soaring 9' ceilings and crown mouldings, large ample windows dressed with California shutters and a very large private balcony (BBQ's allowed) that overlooks the courtyard park. Bright kitchen with extended cabinets and granite counters opens to separate spacious dining room ideal for family gatherings, and a large bright family space that walks to the balcony. The spacious primary suite offers a large en-suite again with granite countertop and a walk-in closet made for two with custom built-ins. Secondary bathroom also has granite countertop and a modern glass shower enclosure. The unit comes with all stainless steel appliances and upgraded light fixtures. These units have in-suite laundry, elevator and underground parking. This unit has TWO parking spots (a very large spacious underground spot and one outside) as well as TWO lockers, which is quite hard to come by (see photos). Other extras include water softener and A/C. Fantastic amenities and beautiful parks and landscaping around the building. Just steps away from trails and easy access to 400 highway. Close to downtown amenities and beautiful Lakeshore, plus 18 km of trail at your door step with the scenic Bear Creek Eco-Park and Ardagh Bluffs.

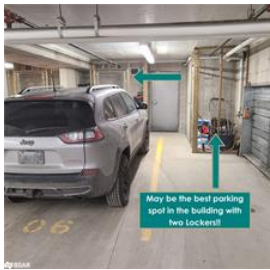
**Confidential for REALTORS® Only**

Source Board: Barrie  
Prepared By: DARBY HILES, Broker  
Date Prepared: 03/17/2022

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