



48 Loggers Run 2
Barrie Ontario L4N 6W5
 Barrie Ardagh Simcoe
Taxes: \$1,960/2017
SPIS: N **Last Status:** SLD **For:** Sale **DOM:** 20 **% Dif:** 94
Sold: \$268,000
List: \$284,800
Condo Apt **#Shares%:** **Rms:** 5
2-Storey **Locker#:** **Bedrooms:** 3
Unit#: 8 **Locker Lev Unit:** **Washrooms:** 1
Corp#: 51 / 120 **Locker Unit#:** 1x4x2nd
Assignment: **Level:** 1
Fractl Ownshp:
Zoning:
Dir/Cross St: Essa Rd/Loggers Run
Prop Mgmt: Simcoe Condo Corp

MLS#: S4153391 **Sellers:** Kilpatrick, David Grant **Contact After Exp:** N
Holdover: 60 **Possession:** Immediate **Occup:** Vacant **Status Cert:** N
Bldg Name: **PIN#:** **ARN#:**
Additional PIN#:

| | | |
|------------------------------------|---|---|
| Kitchens: 1 | Pets Perm: Restrict | Balcony: Open |
| Fam Rm: N | Locker: None | Ens Lndry: Y |
| Basement: None | Maint: \$470 | Lndy Lev: Main |
| Fireplace/Stv: N | A/C: None | Lndry Feat: |
| Heat: Forced Air / Gas | Central Vac: N | Exterior: Brick |
| Apx Age: 16-30 | UFFI: | Gar/Gar Spcs: None / 0 |
| Apx Sqft: 1200-1399 | Elev/Lift: | Park/Drive: Other |
| Sqft Source: Public Records | Retirement: | Park Type: Common |
| Exposure: Nw | Taxes Incl: Y Water Incl: Y | Prk/Drv Spcs: 1 Tot Prk Spcs: 1 |
| Assessment: | Heat Incl: N Hydro Incl: N | Park \$/Mo: |
| Spec Desig: Unknown | Cable TV Incl: N CAC Incl: N | Prk Lvl/Unit: |
| | Bldg Ins Incl: Y Prkg Incl: Y | Bldg Amen: |
| | Com Elem Incl: Y | Bbqs Allowed, Outdoor Pool, Party/Meeting Room, Tennis Court, Visitor Parking |
| | | Prop Feat: |
| | | Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, Rec Centre, School |

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|-----------|-------|-------------|------------|--------------------------------------|
| 1 | Laundry | Main | 8.76 | x 8.14 | Linoleum |
| 2 | Kitchen | Main | 13.65 | x 11.94 | Eat-In Kitchen Laminate Large Window |
| 3 | Living | Main | 18.83 | x 11.98 | Laminate Large Window |
| 4 | Prim Bdrm | 2nd | 9.35 | x 11.84 | Broadloom B/I Shelves W/O To Balcony |
| 5 | 2nd Br | 2nd | 11.75 | x 7.68 | Broadloom Large Window Double Closet |
| 6 | 3rd Br | 2nd | 8.56 | x 8.27 | Broadloom Large Window Double Closet |
| 7 | Bathroom | 2nd | 7.35 | x 5.38 | 4 Pc Bath Laminate |

Client Remks: Client Remks:This Delightful 2-Lvl Condo Is The Perfect Addition To Your Investment Portfolio Or An Affordable First Time Buyer. Spacious Living Rm W/ New Laminate Flrs, Sliding Dr W/O To Elevated Balcony. Bright E/I Kit. 3 Bdrms On Upper Lvl Incl. Master W/ W/O To 2nd Balcony. Ample Closet Space. Fresh Paint Insuite Laundry. 1 Outdoor Parking Space. Excellent Location, Easy Access To Hwy. 400/Transit. Shopping & Restaurants.

Extras: Includes: Fridge, Stove, Washer As Is Condo Amenities Incl. Inground Pool, Tennis Courts, Party Room.

Inclusions:

Exclusions:

Rental Items:

Brkage Remks: Kindly Use Offer Paperwork Attachment. Call Cheryl Cheslea For More Info On This Property, 705-817-2055, 24 Hr Irrev For All Offers.

List: RE/MAX CHAY REALTY THE CHILTON TEAM, BROKERAGE **Ph:** 705-722-7100 **Fax:** 705-722-5246

LANCE CHILTON, Broker of Record 705-795-5167

Co-Op: KELLER WILLIAMS EXPERIENCE REALTY, BROKERAGE

Peggy Hill, Broker Jane Prouse, Salesperson

Contract Date: 06/06/2018

Sold Date: 06/26/2018

Leased Terms:

Expiry Date: 11/03/2018

Closing Date: 07/24/2018

Original: \$284,800

Last Update: 06/26/2018

CB Comm: 2.5

