43 Ferndale Drive S Unit #405, Barrie, Ontario L4N 5W6

Listing

43 Ferndale Dr S #405 Barrie
Active / Residential Condo & Other / Condo Apartment

MLS®#: S5538852
List Price: **$589,999**
New Listing

Simcoe/Barrie/Ardagh

Tax Amt/Yr:	**$3,303.38/2021**	Transaction:	**Sale**
SPIS:	**No**	DOM	**2**
Legal Level:	**4**	Legal Unit:	**28**
Style:	**Condo Apartment**	Rooms Rooms+:	**5+0**
Fractional Ownership:	**No**	BR BR+:	**2(2+0)**
Assignment:	**No**	Baths (F+H):	**2 (2+0)**
Corp #:	**376**	SF Range:	**1000-1199**
Reg Office:	**SCC**	SF Source:	**Mpac**
Locker:	**Owned**	Lot Acres:	
Locker Level:		Fronting On:	

Dir/Cross St: **Tiffin & Ferndale**
Prop Mgmt: **Bayshore Property Mnaagement**
Status Cert: **Yes**

Seller: **Natalie A. Romano**
Recent: **03/16/2022 : NEW**

PIN #:	**593760278**	ARN #:	**434204001725840**	Contact After Exp:	**No**
Holdover:	**120**			Occupancy:	**Owner**
Possession:				Possession Date:	**2022-06-16**
Bldg Name:					

Kitchens:	**1 (1+0)**	Pets Allowed:	**Restricted**	Balcony:	**Open**
Fam Rm:	**No**	Maintenance:	**$404.12**	Laundry Acc:	**Ensuite**
Basement:	**No/None**	A/C:	**Yes/Central Air**	Exterior:	**Brick**
Fireplace/Stv:	**No**	Elev/Lift:	**Yes** Retirement:	Gar/Gar Spcs:	**Underground/1.0**
Heat:	**Forced Air, Gas**	Included:	**Water, Building Insurance, Parking**	Park Type	**Owned**
Sqft Source:	**Mpac**			Drive Pk Spcs:	**1.00**
Exposure:	**N**	Com Elem Inc:	**Yes**	Tot Pk Spcs:	**1.00**
Special Design:	**Unknown**	Energy Cert:	**No**	Park Lvl/Unit:	**Level A Unit 98**
Bldg Amen:	**BBQs Allowed, Party/Meeting Room, Visitor Parking**	Green PIS:	**No**		
Property Feat:	**Grnbelt/Conserv, Lake/Pond, Park, Public Transit, School**				

Remarks/Directions

Client Rmks: **Attention Nature Lovers! Welcome To Unit 405, A Beautiful And Well Maintained, Upper West Side Ferndale Condo That's Hard To Find. Surrounded By Bear Creek Eco Park, This Top Level Unit Is Walking Distance To Trails While Being Close To Downtown Amenities. A Picturesque View Off The Balcony Showcases The Grounds & Community While Bbqing Or Sun Bathing. This Lovely Condo Unit Has Modern Sleek Finishes, Is Open Concept And Perfect For Guests And Entertaining.**

Extras: ****The Gazebo And Playground Is Available For Resident Use As A Common Element. There Is Also A Natural Space With 2 Ponds On The Condo Grounds. **There Is Visitor Parking, Rental Parking Is Available.**This Building Has One Elevator.**

Broker Rmks: **Do Not Show If Feeling Unwell. Status Certificate Upon Request. As Per Seller, No Pre-Emptive Offers. Offer Presentation March 22 @2Pm, Kindly Register By 2Pm. As Per Condo Corp, No Lb Onsite. Please Allow Some Time To Pick Up/Drop Off Keys From La @ 37 Ellen St, Barrie.**

Mortgage Comments: **Treat As Free And Clear.**

Brokerage Information

Financing:	--	Perm to Advertise:	**Yes**	Contact After Expired:	**No**
Buyer Agency Compensation Remarks:					
List Brokerage:	**KELLER WILLIAMS REALTY CENTRES, BROKERAGE**			Phone:	**905-895-5972**
List Brkr Addr:	**16945 Leslie St Units 27-28, Newmarket L3Y 9A2**			Fax:	**905-895-3030**
List Salesperson:	**CRISTINA CHIS, Salesperson**			Phone:	**905-251-9654**
Contract Date:	**03/16/2022**	Leased Terms:			
Cancellation Date:		Expiration Date:	**09/01/2022**	Original $:	**$589,999**
Last Update:	**03/16/2022**	CB Comm:	**2.5+Hst With Thanks**		

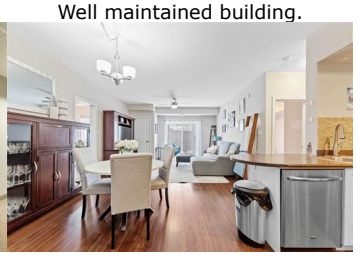
Prepared By: DARBY HILES, REALTOR Salesperson **Date Prepared: 03/18/2022**

Photos

Backing on to Green Space.

Large common Gazebo.

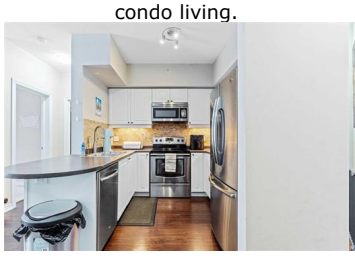
Well maintained building.

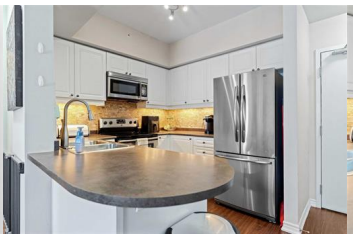


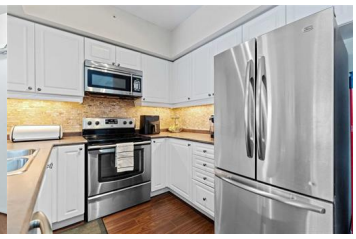
Good balance of green space and condo living.

Front door to Unit 405.

Sleek laminate floors thoughout.



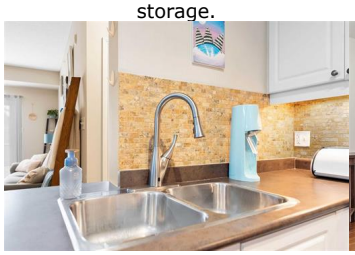




Lovely shaped kitchen with tons of storage.

Sleek Appliances.

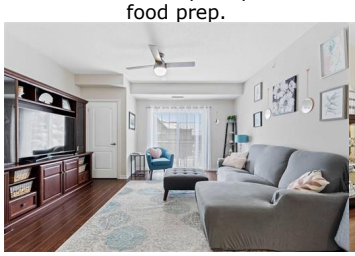
Undermount lighting accent.



Loads of counter space perfect for food prep.

Open concept.

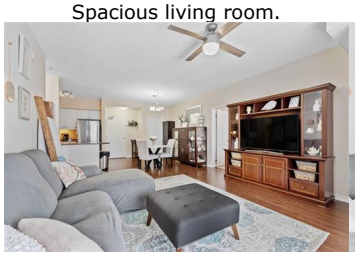
Tons of room for entertaining.

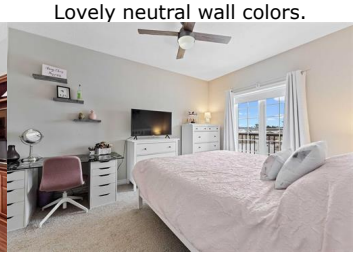


Spacious living room.

Tons of natural light.

Lovely neutral wall colors.

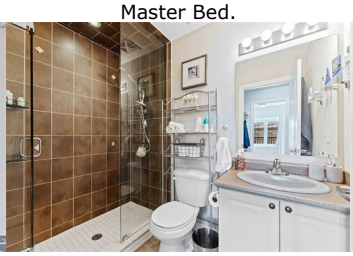




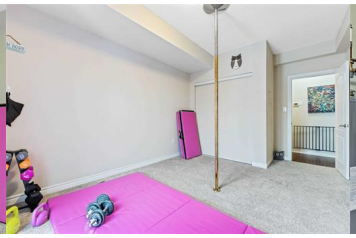
Bright and open concept.

Main, Master Bedroom.

Master Bed.



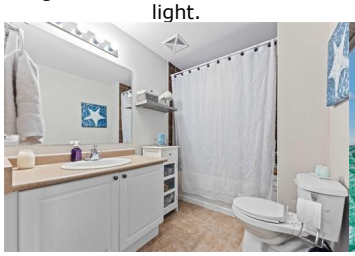
en-suite

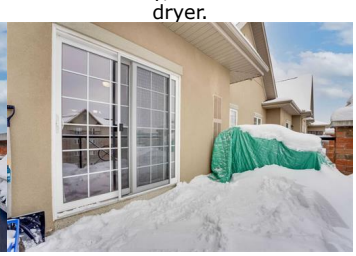


Large window with tons of natural light.

Large second bedroom.

In suite laundry, stacked washer + dryer.





Guest washroom.

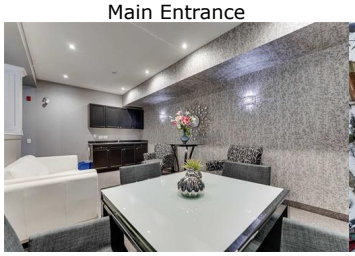
Large balcony perfect for BBQing and sun bathing/relaxing.

Sliding door exits to Balcony.

Main Entrance

Main entrance.

Main entrance sitting room.



Main Entrance sitting room.

Common grounds have a Gazebo and a Playground.

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