

## Property Member Full (NEW)

# 44 FERNDALE Drive S Unit #207, Barrie, Ontario L4N 2V1

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

**Closed**  
**MLS@:** 40197571  
**List Price:** \$600,000.00  
**Condo Fee:** \$418.00/M  
**Sale Price:** \$608,000.00  
**DOM/CDOM:** 10 / 10



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

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				1,087
2	2	1		
2	2	1	0	1,087
<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	1001 to 1500
1.0	0.0	1	<b>AG Source:</b>	Owner

**Recent:**

**Seller:** Lynette Barbara Fehir & Robert Michael Fehir  
**ARN/PIN:** 434204001725967 /  
**Legal:** Unit 19, Level 2, Simcoe standard condominium plan no. 413 and its appurtenant interest subject to and together with easements as set out in Schedule A as in SC1228713 City of Barrie

**Directions to Property:** From Dunlop Street Exit, Take Dunlop St W, Turn Left On Ferndale Dr N, Cross Tiffin St, Property Is On The Right Or From Essa Road Exit, Take Essa Rd S, Turn Right On Ferndale Dr S.

**Cross Street:**

<b>Lot Front:</b>	--	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick, Stone, Stucco (Plast
<b>Lot Depth:</b>	--	<b>Water Type:</b>	--	<b>Approx Age:</b>	6-15 Years
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	2015/Public Records
<b>Lot Size Area:</b>	--	<b>Water Frnt Ft:</b>	--	<b>Foundation:</b>	Concrete
<b>Lot Size Src:</b>	GeoWarehouse	<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>	Wooded/Treed	<b>Water Trmnt:</b>	--	<b>Roof/Replaced:</b>	Flat/
<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>	RM2	<b>Pool:</b>	--	<b>Survey:</b>	Unknown/
<b>UFFI:</b>	--				

**REALTOR Remarks:** Upon booking showing, you will be sent the code to access the building, as well as the lockbox code to access the unit. The lockbox is located on the wall light at the unit door. Please be careful with the light. Room measurements taken at widest/longest points of the rooms. Room listed as "Other" is the walk-in closet in the Primary Bedroom. In-suite laundry is in the 4-piece bathroom. Thank you for showing.

**Showing Remarks:** Upon booking showing, you will be sent the code to access the building, as well as the lockbox code to access the unit. The lockbox is located on the wall light at the unit door. Please be careful with the light.

**.Additional Property Information.**

**Driveway Parking:** Visitor Parking  
**Year Built Des:** Town Records  
**Interior Features:** Ceiling Fans, Elevator  
**Laundry Features:** In-Suite  
**Area Influences:** Greenbelt/Conservation, Park, Playground Nearby, Public Transit, Quiet Area, Shopping Nearby, Trails

**.Condo/Common Elements Information.**

**Condo Fee:** \$418.00  
**Includes:** Building Insurance, Building Maintenance, Common Elements, Private Garbage Removal, Snow Removal, Water  
**Balcony:** Open  
**Prop Mgmt Company:** Bayshore Management  
**Building Name:** Manhattan  
**Condo Corp #:** 413  
**Condo Fee Frequency:** Monthly  
**Locker:** Exclusive  
**Locker Number:** 27  
**Prop Mgmt Contact:** Mike 705-722-3700  
**Condo Corp Yr End:**  
**Status Cert Date:**

**.Inclusions / Exclusions / Additional.**

**Inclusions:** Dishwasher, Dryer, Range Hood, Refrigerator, Stove, Washer, Other // BBQ, Blinds  
**Exclusions:** None  
**Under Contract:** Hot Water Heater  
**Heating:** Forced Air, Gas  
**Cooling:** Central Air

**.School Information.**

**Elem School:** Ferndale Woods E.S.  
**High School:** Bear Creek S.S.

**.Listing Information.**

<b>List Date:</b>	01/07/2022	<b>Financing:</b>	<b>Original List Price:</b>	\$600,000
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>	<b>Tax Amt/Yr:</b>	\$3,279.70/2021
<b>Deposit:</b>	15000	<b>HST App to Sale:</b>	<b>Assessment:</b>	271,000/2021
<b>Possession Date:</b>		<b>HST App to Comm:</b>	<b>Contact After Exp:</b>	No

**Possession:** Immediate  
**Holdover Days:**  
**Occupant Type:** Owner  
**Pending Date:** 01/17/2022  
**Buyer Agency Compensation:** 2.5%

**SPIS:**  
**IBTA:** No  
**Close Date:** 02/23/2022

**Special Agreement:** No  
**Sign on Property:**  
**Environ. Audit:**

**Offer Remarks:** Sellers have decided to look at offers as they come in. Offer accepted on 1/18 and will be reported once deposit is received.

**.Showing Information.**

**Showing Req:** Showing System, Lockbox **Lockbox Type:** Other **Lockbox Pin:**  
**Showings:** **Lockbox Location:**

**.Listing Agent & Brokerage Information.**

<b>List Brokerage:</b>	<a href="#">Century 21 Heritage House Ltd., Brokerage</a>	<b>T:</b> 519-888-9977	<b>F:</b>
<b>List Salesperson:</b>	<a href="#">JULIE D. MARTIN, Broker</a> <b>E:</b> <a href="mailto:julie.martin@century21.ca">julie.martin@century21.ca</a>	<b>T:</b> 519-888-9977	<b>F:</b> 519-580-3505
<b>List Brokerage 2:</b>	<a href="#">Century 21 Heritage House Ltd., Brokerage</a>	<b>T:</b> 519-888-9977	<b>F:</b>
<b>List Salesperson 2:</b>	<a href="#">ROGER MARTIN, Salesperson</a> <b>E:</b> <a href="mailto:roger.martin@century21.ca">roger.martin@century21.ca</a>	<b>T:</b> 519-575-3505	<b>C:</b> 519-575-3505

**.Buyer Agent & Brokerage Information.**

**Buyer Brokerage:** [Non-MEM Brokerage](#) **T:** (123) 123-1234  
**Buyer Salesperson:** Non Member **T:**

**Sale Remarks:** Multiple offers.

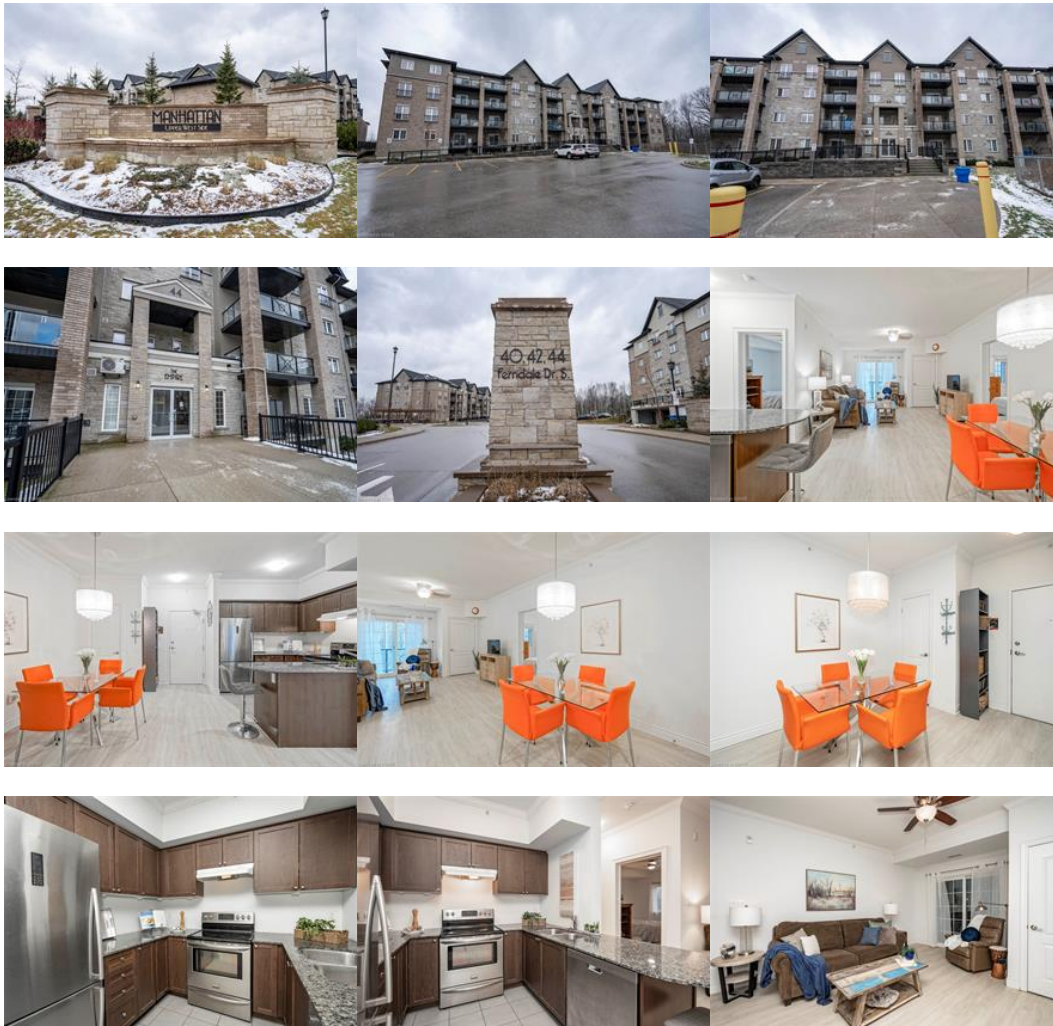
**Public Remarks:** Gorgeous unit in the desirable Manhattan Upper Westside condo community, just on the edge of town. This move-in ready 2 bedroom, 2 bath home in "The Empire" building has a beautiful view of the trees and great amenities such as "The Tavern on the Green" where you can enjoy entertaining your friends and family outdoors. Upgrades include crown moulding, granite counter tops in the kitchen, newly updated Luxury Vinyl plank flooring in the Living Room, Dining Room and both bedrooms. The colour palette is neutral with warm white walls, and tones in the cabinets and flooring that work well with browns or greys. Lovely shaker wood cabinet doors are contemporary without feeling cold. In-suite laundry, underground parking, onsite storage locker and a spacious balcony overlooking the trees. Just a few steps to Bear Creek Eco-Park (walking trails), and a 4-minute drive to the Go Train Station (Allandale) and the waterfront. Perfect for a first-time buyer, downsizer or commuter. Book a private showing to take a look at this fantastic home in person or click on the multi-media links to view the Video and 3D Virtual Tour.

**Confidential for REALTORS® Only**

Source Board: Kitchener – Waterloo  
Prepared By: DARBY HILES, Broker  
Date Prepared: 03/18/2022

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
POWERED by [itsorealestate.com](http://itsorealestate.com). All rights reserved.

**MLS®#: 40197571**





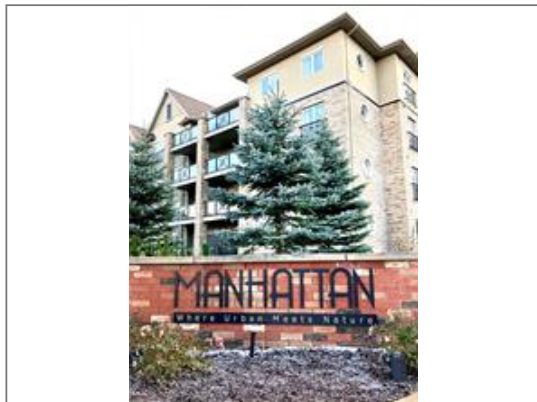


Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

# 45 FERNDALE Drive S Unit #204, Barrie, Ontario L4N 5W7

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

**Closed**  
MLS@: 40193346  
Interboard MLS@: **S5452891**  
List Price: \$524,000.00  
Condo Fee: \$389.32/M  
Sale Price: \$605,000.00  
DOM/CDOM: 2 / 2



	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third					
Second					
Upper					1,000
Main	2	2			
Lower					
Basement					
<b>Total</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1,000</b>
	<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	501 to 1000
	1.0	0.0	1	<b>AG Source:</b>	Other

**Recent:**  
**Seller:** Linda Ann Brough and Jenna Bales-POA & Melissa Bree Holek-POA  
**ARN/PIN:** 434204001726042 / 593760498  
**Legal:** UNIT 146, LEVEL A, SIMCOE STANDARD CONDOMINIUM PLAN NO. 376 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC1111385 SUBJECT TO AN EASEMENT AS IN SC1225221 CITY OF BARRIE

**Directions to Property:** Ferndale Between Dunlop And Essa. "The Manhattan Village"  
**Cross Street:**

<b>Lot Front:</b>	--	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick
<b>Lot Depth:</b>	--	<b>Water Type:</b>	--	<b>Approx Age:</b>	6-15 Years
<b>Lot Shape:</b>	--	<b>Waterfront:</b>	No	<b>Year/Src:</b>	2014/Public Records
<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>	Reverse Osmosis	<b>Roof/Replaced:</b>	Asphalt Shingle/
<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>	RH&EP	<b>Pool:</b>	--	<b>Survey:</b>	--
<b>UFFI:</b>	No				

**REALTOR Remarks:** Taxes Are Approximate. Include Schedule B, with Interest Bearing Trust Account clause, in documents, in all Offers. Include Offer Summary Document (OREA Form 801) with all Registered Offers. Agents And Buyers Agree To Adhere To COVID PROTOCOL As Described In Appendix A In Documents. PLEASE SEE ATTACHED Lockbox and Showing Policy. Status certificate available for Buyers lawyer review. Offers December 15, 2021, Register With 801 Form By 2:00 PM., Presenting At 4:00 PM. Preemptive Offers Will Not Be Considered. Email to dhunt@royallepage.ca

**Showing Remarks:** Book Through BrokerBay or Call Office 705-748-4056 or 1-888-223-9831

### Additional Property Information.

**Driveway Parking:** None  
**Interior Features:** Elevator, Separate Heating Controls, Water Heater Owned, Water Purifier, Water Softener  
**Exterior Features:** Balcony  
**Parking Features:** Exclusive Parking  
**Accessibility Features:** Lowered Light Switches  
**Laundry Features:** In-Suite, Laundry Closet  
**Area Influences:** Park, Public Transit, Schools, Shopping Nearby  
**Services:** Cell Service, Electricity, High Speed Internet Avail, Natural Gas

### Condo/Common Elements Information.

**Condo Fee:** \$389.32  
**Includes:** Building Insurance, Ground Maintenance/Landscaping, Parking, Snow Removal, Water  
**Balcony:** Open  
**Prop Mgmt Company:** Bayshore Property  
**Building Name:** Manhattan  
**Condo Corp #:** 376  
**Condo Fee Frequency:** Monthly  
**Locker:** Owned  
**Locker Number:** 146  
**Prop Mgmt Contact:** Joanna Tomaszewski 705-722-3700  
**Condo Corp Yr End:**  
**Status Cert Date:** 2021-12-03

### Inclusions / Exclusions / Additional.

**Inclusions:** Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Window Coverings // Storage Locker Shelves.  
**Exclusions:** --  
**Heating:** Forced Air, Gas  
**Cooling:** Central Air

### Listing Information.

**List Date:** 12/08/2021  
**Expiration Date:**  
**Deposit:** Negotiable  
**Possession Date:**  
**Possession:** Immediate  
**Holdover Days:** 30  
**Financing:**  
**Assign. of Listing:**  
**HST App to Sale:**  
**HST App to Comm:**  
**SPIS:**  
**IBTA:** Yes  
**Original List Price:** \$524,000  
**Tax Amt/Yr:** \$3,279.00/2021  
**Assessment:** 269,000/2016  
**Contact After Exp:** No  
**Special Agreement:** No  
**Sign on Property:** No

**Occupant Type:** Vacant

**Environ. Audit:**

**Pending Date:** 12/15/2021

**Close Date:** 01/27/2022

**Buyer Agency Compensation:** 2.5%

**Offer Remarks:** Offers December 15, 2021, Register With 801 Form By 2:00 PM., Presenting At 4:00 PM. Preemptive Offers Will Not Be Considered. Email to dhunt@royallepage.ca

**.Showing Information.**

**Showing Req:** Showing System, TLBO  
(List Brokerage)

**Lockbox Type:** Other

**Lockbox Pin:**

**Showings:**

**Lockbox Location:**

**.Listing Agent & Brokerage Information.**

**List Brokerage:** [Royal LePage Frank Real Estate Brokerage 035](#)

**T:**(705) 748-4056

**F:**

**List Salesperson:** [DEANNA HUNT, Salesperson](#) **E:**[dhunt@royallepage.ca](mailto:dhunt@royallepage.ca)

**T:**705-748-4056

**C:**705-768-5706

**List Brokerage 2:** [Royal LePage Frank Real Estate Brokerage 035](#)

**T:**(705) 748-4056

**F:**

**List Salesperson 2:** [JO PILLON, Salesperson](#) **E:**[jopillon@royallepage.ca](mailto:jopillon@royallepage.ca)

**T:**(705) 875-4958

**C:**(705) 875-4958

**.Buyer Agent & Brokerage Information.**

**Buyer Brokerage:** [Sutton Group Incentive Realty Inc.](#)

**T:** 7053304040

**Buyer Salesperson:** Haley Leriche, Salesperson

**T:**

**Public Remarks:**Freshly painted throughout bright and cheery 2 bed, 2 bath unit in popular Manhattan Village. Spacious dining/ living room with newer flooring opens to large BBQ friendly balcony overlooking the park and playground. Practical galley kitchen open to the living room, great for entertaining. The Primary bedroom has a walk-in closet and 4 piece ensuite, and the guest room or office is welcoming. Over 1000 sq. ft. to enjoy. Reverse Osmosis water filter installed for drinking, underground parking, elevator and storage locker. Next to Eco Park for trails to enjoy wildlife. Easy access to Highway 400. This well cared for unit is ready for you to make it home!

**Confidential for REALTORS® Only**

Source Board: Peterborough and the Kawarthas  
Prepared By: DARBY HILES, Broker  
Date Prepared: 03/18/2022

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
POWERED by [itsorealestate.com](http://itsorealestate.com). All rights reserved.

**MLS®#: 40193346**



Welcome!



Welcoming and well maintained entrance lobby.



Common elements social room complete with sink for entertaining.





Large BBQ friendly balcony with room for patio furniture. Beautiful park views.



Balcony doors from living/dining room.



Laundry closet with water softener and hot water tank. Both owned.



Guestroom, large office space or possibly a workout room.



Guestroom closet for extra storage space.



Large 4 piece guest bath



Primary bedroom with park views, walk in closet and 4 piece ensuite.



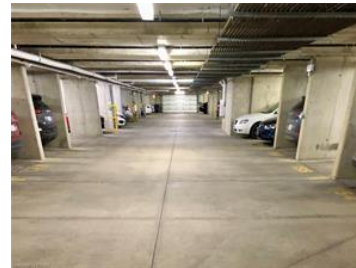
primary bedroom



4 piece ensuite bath.



Primary bedroom walk in closet.



Clean, bright and well maintained underground parking



parking space and locker for storage owned. Shelves included.



Common elements gazebo fantastic for hosting special events.

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.