

**Property Member Full (NEW)**

**58 LAKESIDE Terrace Unit #1106, Barrie, Ontario L4M 7B9**

**Simcoe County / Barrie / BA02 - North  
Residential / Condominium  
1 Storey/Apt / Apartment/Condo Unit / Attached**

**Active**  
**MLS@:** 40222003  
**List Price:** \$739,000.00  
**Condo Fee:** \$390.10/M  
**DOM/CDOM:** 6 / 6



**Third  
Second  
Upper  
Main  
Lower  
Basement  
Total**

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				830
2	2	1		
2	2	1	0	830
<b>Garage</b>	<b>Driveway</b>	<b>Total</b>	<b>AG Range:</b>	501 to 1000
2.0	0.0	2	<b>AG Source:</b>	Builder

**Recent:** **03/10/2022 : New Listing**  
**Seller:** Matthew Johnston & Domenic Gagliardi  
**ARN/PIN:** 0000000000000000 /  
**Legal:** To Be Determined

**Directions to Property:** Cundles & Hwy 400  
**Cross Street:**

<b>Lot Front:</b>	0 ft	<b>Water Body:</b>	--	<b>Const Mats:</b>	Brick
<b>Lot Depth:</b>	0 ft	<b>Water Type:</b>	--	<b>Approx Age:</b>	New
<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>	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>	RES	<b>Pool:</b>	--	<b>Survey:</b>	--
<b>UFFI:</b>	--				

**REALTOR Remarks:** Offers accepted anytime please send to domenicg@royallepage.ca. This is an Assignment Sale. Condos fees are an estimate & property taxes have not yet been assessed. The Sellers are real estate agents.

**Showing Remarks:** Please Book Through BrokerBay

**.Additional Property Information.**

**Driveway Parking:** None  
**Interior Features:** None  
**Laundry Features:** In-Suite  
**Area Influences:** Highway Access, Hospital, Lake/Pond, Major Highway, Shopping Nearby  
**Parking Level/Unit:** --      **Parking Assigned Space:** 51      **Road Access Fee:** --

**.Condo/Common Elements Information.**

**Common Elements Fee/Includes:** 0.00 /  
**Condo Fee:** \$390.10      **Condo Fee Frequency:** Monthly  
**Balcony:** Open      **Locker:** Owned      **Locker Number:** 65  
**Prop Mgmnt Company:** N/A      **Prop Mgmnt Contact:**  
**Condo Corp #:** 0      **Status Cert Date:**

**.Inclusions / Exclusions / Additional.**

**Inclusions:** Dishwasher, Dryer, Gas Stove, Refrigerator, Washer  
**Exclusions:** --  
**Heating:** Forced Air, Gas      **Cooling:** Central Air

**.Listing Information.**

<b>List Date:</b>	03/10/2022	<b>Financing:</b>		<b>Original List Price:</b>	\$739,000
<b>Expiration Date:</b>		<b>Assign. of Listing:</b>		<b>Tax Amt/Yr:</b>	\$0.00/2021
<b>Deposit:</b>	20000+	<b>HST App to Sale:</b>		<b>Assessment:</b>	0/2022
<b>Possession Date:</b>		<b>HST App to Comm:</b>		<b>Contact After Exp:</b>	No
<b>Possession:</b>	Flexible	<b>SPIS:</b>		<b>Special Agreement:</b>	No
<b>Holdover Days:</b>		<b>IBTA:</b>	No	<b>Sign on Property:</b>	
<b>Occupant Type:</b>	Vacant			<b>Environ. Audit:</b>	

**Buyer Agency Compensation:** 2.5%

**.Showing Information.**

**Showing Req:** Lockbox      **Lockbox Type:** Other      **Lockbox Pin:**  
**Showings:**

**.Listing Agent & Brokerage Information.**

<b>List Brokerage:</b>	<a href="#">Royal LePage First Contact Realty Brokerage</a>	<b>T:705-728-8800</b>	<b>F:</b>
<b>List Salesperson:</b>	<a href="#">Domenic Gagliardi, Salesperson</a> <b>E:DomenicG@royallepage.ca</b>	<b>T:705-728-8800</b>	<b>C:249-877-7785</b>
<b>List Brokerage 2:</b>	<a href="#">Royal LePage First Contact Realty Brokerage</a>	<b>T:705-728-8800</b>	<b>F:</b>

**Public Remarks:** Welcome to LakeVu! This brand new Penthouse unit features 2 Bedrooms & 2 Bathrooms. An open-concept layout with granite countertop, laminate flooring, stainless steel appliances & in-suite laundry. The Master bedroom features a walk-in closet & ensuite with a glass shower. Enjoy the beautiful view of Little Lake from the large balcony! 2 parking spots (tandem) & owned locker. Minutes to shopping, highway access, schools, hospital, and Georgian College.

**Confidential for REALTORS® Only**

Source Board: Barrie  
Prepared By: DARBY HILES, Broker  
Date Prepared: 03/16/2022

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