

Property Member Full (NEW)

140 DUNLOP Street E Unit #1010, Barrie, Ontario L4M 6H9

Simcoe County / Barrie / BA03 - City Centre
Residential / Condominium
1 Storey/Apt / Apartment/Condo Unit / Attached



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				795
1	1	1	1	
1	1	1	1	795
Garage	Driveway	Total	AG Range:	501 to 1000
2.0	0.0	2	AG Source:	Builder

Recent:

Seller:
ARN/PIN:
Legal:

Robert Arthur Mathews and Diane Beaubien-Dufresne
 434202200301686 /
 Level 10, Unit 10 Simcoe Standard Plan No. 159, Level A, Unit 22 (P),
 Level B, Unit 71 (L)

Directions to Property: Mulcaster St To Dunlop St East

Cross Street: Mulcaster St & Dunlop St E

Lot Front:	--	Water Body:	--	Const Mats:	Brick
Lot Depth:	--	Water Type:	--	Approx Age:	31-50 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Poured Concrete
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	--
Acres Range:	--	Water Src:	Municipal	Basement Fin:	--
Topography:	Flat	Water Trmnt:	--	Roof/Replaced:	Flat/
Fronting On:	North	Well Testing:	--	Garage:	Underground Parking
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	Residential	Pool:	Indoor	Survey:	--
UFFI:	--				

REALTOR Remarks: Seller works shifts, no showings before 11A.M. Pls follow covid protocol. Masks a must. Do not use facilities. Offer presentation Feb 23rd at 6 P.M. Submit by 5pm. Seller will consider preemptive offer. Please see attachments in supplements. Include Sched B and 801 with all offers, 24 Hours irrevocable.

Showing Remarks: Easy to show. Pls follow all covid protocol. Masks a must, sanitize, do not use facilities. Please remove shoes.

Additional Property Information.

Driveway Parking:	Outside/Surface/Open, Visitor Parking
Interior Features:	None
Laundry Features:	In-Suite
Area Influences:	Beach, Downtown, Lake/Pond, Marina, Park, Place of Worship, Playground Nearby, Public Parking, Public Transit
Parking Level/Unit:	LevA,Un 45 & LevA,Unit122
Parking Assigned Space:	--
Road Access Fee:	--

Condo/Common Elements Information.

Condo Fee:	\$802.82	Condo Fee Frequency:	Monthly
Includes:	Building Insurance, Building Maintenance, Ground Maintenance/Landscaping, Heat, Hydro, Private Garbage Removal, Property Management Fees, Water	Locker:	Owned
Balcony:	None	Locker Number:	P2-N70
Prop Mgmt Company:	360 Community Mngmnt	Prop Mgmt Contact:	
Building Name:	Bayshore Landing	Condo Corp Yr End:	
Condo Corp #:	159	Status Cert Date:	

Inclusions / Exclusions / Additional.

Inclusions:	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings
Exclusions:	Hand held vacuum and attachments, Ikea side shelves & lights in bedroom, TV and brackets.
Under Contract:	None
Heating:	Forced Air, Gas
Cooling:	Central Air

Listing Information.

List Date:	02/16/2022	Financing:		Original List Price:	\$549,900
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$2,947.94/2021
Deposit:	5%+	HST App to Sale:		Assessment:	241,000/2016
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:	90	IBTA:	No	Sign on Property:	No
Occupant Type:	Owner	Close Date:	05/02/2022	Environ. Audit:	
Pending Date:	02/23/2022				

Buyer Agency Compensation: 2.5% Plus HST

Offer Remarks: Offer presentation Feb 23rd at 6 P.M. Submit by 5pm. Please see attachments in supplements. Include Sched B and 801 with all offers, 24 Hours irrevocable.

Mortgage Comments: Treat as clear

Showing Information.

Showing Req: Lockbox
Showings:

Lockbox Type: Masterlock
Lockbox Location:

Lockbox Pin:

Listing Agent & Brokerage Information.

List Brokerage: [RE/MAX Hallmark Chay Realty Brokerage](#)

T:705-722-7100

F:

List Salesperson: [Mary Bateman, Salesperson](#)

E:info@marybateman.com

T:705-722-7100

C:705-828-1544

Buyer Agent & Brokerage Information.

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

T: 705-721-9111

Buyer Salesperson: [Jay McNabb, Salesperson](#)

T: 705-721-9111

Public Remarks: Beautifully upgraded Port Royal model 1 Bedroom, 1 Bath plus spacious den 795 Sq ft suite at Bayshore Landing. Nothing to do but move right in. Modern kitchen with gorgeous quartz counters, breakfast bar, under mount lighting, upgraded lighting, S/S appliances and beautiful white cabinets. Quality laminate in living/dining room & tile flooring in kitchen and bath. Primary bedroom will accommodate a king bed, large closet plus additional wall of storage. Beautifully renovated bathroom including sliding barn door, large vanity with double sinks, raised soft close toilet, deep tub with tile surround. Stacked front load washer/dryer. Spectacular view of Kempenfelt Bay from floor to ceiling windows, Juliette balcony. Fantastic facilities include indoor salt water pool, hot tub, sauna, exercise room, party room, games room & many social activities. On site management, superintendent, elevators & visitor parking. Monthly fees include heat, hydro, water, parking, and common elements. Seller has completed \$2,500 HVAC upgrades (pan, coil & actuator). Conveniently located within walking distance to downtown, beach, marina, walking/bike trails & Go Station.

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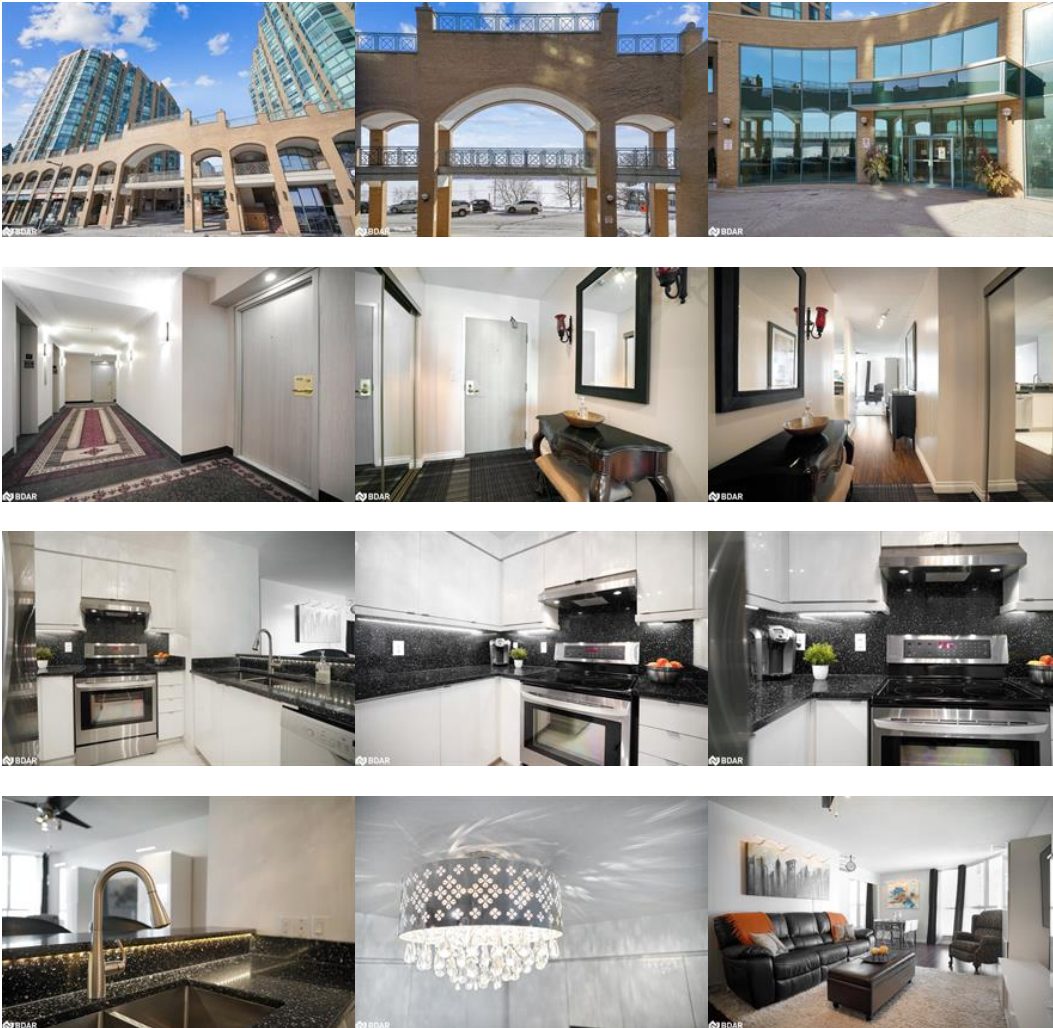
Source Board: Barrie

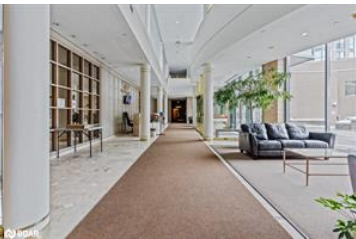
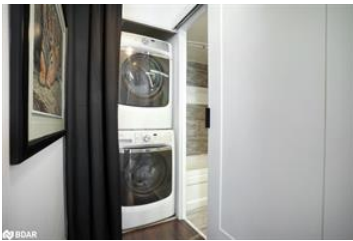
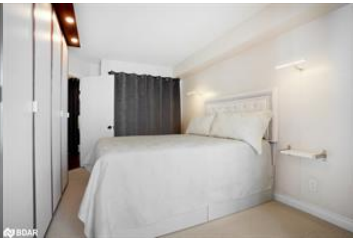
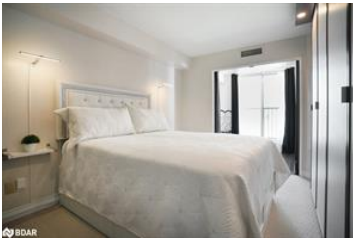
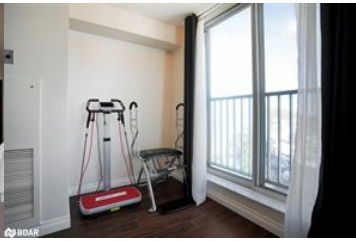
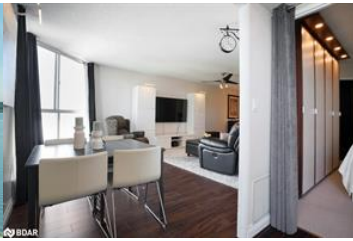
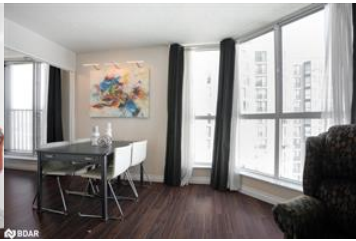
Prepared By: DARBY HILES, Broker

Date Prepared: 03/16/2022

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140 DUNLOP Street E Unit #1009, Barrie, Ontario L4M 6H9

Simcoe County / Barrie / BA03 - City Centre
Residential / Condominium
1 Storey/Apt / Apartment/Condo Unit / Attached

Closed
MLS®: 40204697
List Price: \$505,000.00
Condo Fee: \$671.55/M
Sale Price: \$505,000.00
DOM/CDOM: 1 / 1



Third
Second
Upper
Main
Lower
Basement
Total

Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
				775
1	1	1		
1	1	1	0	775
Garage	Driveway	Total	AG Range:	501 to 1000
1.0	0.0	1	AG Source:	Other

Recent:

Seller:

ARN/PIN:

Legal:

Lynne Madaleno (power of Attorney for Joan Beverly Eldridge)
 434202200301684 /
 Unit 9 Level 10 Simcoe Condo Pl No 159 Lt18,Pt Lts 19&20 N/S
 Dunlop St and PtLts 45,46&47 S/S Collier St PL 2 Pts
 6,7,8,9,17,18,19,24,25,28,29,30,32,&39 51R21768,described in
 schedule A of declaration Lt198934;S/T RO1032138 as to LT
 194100,Lt198934;Barrie

Directions to Property: Bayshore Landing Downtown Dunlop St East On The North Side Just Past Mulcaster St . City Of Barrie

Cross Street: Dunlop and Mulcaster

Lot Front:	--	Water Body:	--	Const Mats:	Brick
Lot Depth:	--	Water Type:	--	Approx Age:	31-50 Years
Lot Shape:	--	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	--
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	--
Acres Range:	--	Water Src:	Municipal	Basement Fin:	--
Topography:	--	Water Trmnt:	--	Roof/Replaced:	Other/
Fronting On:	North	Well Testing:	--	Garage:	Underground Parking
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	condo	Pool:	Indoor, Inground	Survey:	--
UFFI:	--				

REALTOR Remarks: Fabulous views that cannot be changed, there is a new apt building being built across the road that does not effect the views of from this apartment, the land in front of the building is a municipally owned Park. Please wear a mask . 24hrs Irrevocable, seller reserves the right to view any pre-emptive offers, otherwise offers will be presented on Thursday February 3rd at noon. The condo fees are as posted, I am told that there will be an increase in March of 2022.

Showing Remarks: There is a 24 hr Irrevocable. seller reserves the right to look at pre existing offers otherwise offers will be reviewed Thursday February 3rd at 12 noon.

.Additional Property Information.

Driveway Parking:	Visitor Parking		
Interior Features:	Elevator, Intercom, Sauna		
Exterior Features:	Controlled Entry, Landscaped, Lighting, Private Entrance, Year Round Living		
Parking Features:	Exclusive Parking		
Security Features:	Concierge/Security, Security System		
Laundry Features:	Laundry Closet, Main Level		
Area Influences:	Arts Centre, Beach, Downtown, Lake/Pond, Landscaped, Library, Marina, Public Parking, Public Transit, Shopping Nearb Trails, Visual Exposure		
Services:	High Speed Internet Avail		
Parking Level/Unit:	P1	Parking Assigned Space: W21	Road Access Fee: --

.Condo/Common Elements Information.

Condo Fee:	\$671.55	Condo Fee Frequency:	Monthly
Includes:	Association Fee, Building Insurance, Building Maintenance, Central Air Conditioning, Common Elements, Ground Maintenance/Landscaping, Heat, Hydro, Natural Gas, Parking, Property Management Fees, Snow Removal, Water, Water Heater, Windows		
Balcony:	None	Locker:	Owned
Prop Mgmnt Company:	360 Community prop manage	Locker Number:	WN69
Condo Corp #:	SC159	Prop Mgmnt Contact:	
		Status Cert Date:	

.Inclusions / Exclusions / Additional.

Inclusions:	Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings // fridge, stove, wash, dryer, electric light fixtures, custom drapes and blinds		
Exclusions:	--		
Lease to Own:	None		
Under Contract:	None		
Heating:	Forced Air, Gas	Cooling:	Central Air

.Listing Information.

List Date: 01/31/2022
Expiration Date:
Deposit: TBA
Possession Date:
Possession: Immediate
Holdover Days:
Occupant Type: Vacant
Pending Date: 02/01/2022
Buyer Agency Compensation: 2.5%

Financing:
Assign. of Listing:
HST App to Sale:
HST App to Comm:
SPIS:
IBTA: No
Close Date: 02/28/2022

Original List Price: \$505,000
Tax Amt/Yr: \$2,851.50/2021
Assessment: 231,000/2022
Contact After Exp: No
Special Agreement: No
Sign on Property:
Environ. Audit:

.Showing Information.

Showing Req: Lockbox, TLBO (List Brokerage)
Showings:

Lockbox Type: Masterlock
Lockbox Location:

Lockbox Pin:

.Listing Agent & Brokerage Information.

List Brokerage: [Century 21 B.J. Roth Realty Ltd. Brokerage](#)
List Salesperson: [Pat Boland, Salesperson](#) **E:** pat.boland@century21.ca

T: 705-721-9111 **F:**
T: 705-721-9111 **C:** 705-790-9875

.Buyer Agent & Brokerage Information.

Buyer Brokerage: [RE/MAX Hallmark Chay Realty Brokerage](#)
Buyer Salesperson: [Janette Kingswell, Salesperson](#)

T: 705-722-7100
T: 705-722-7100

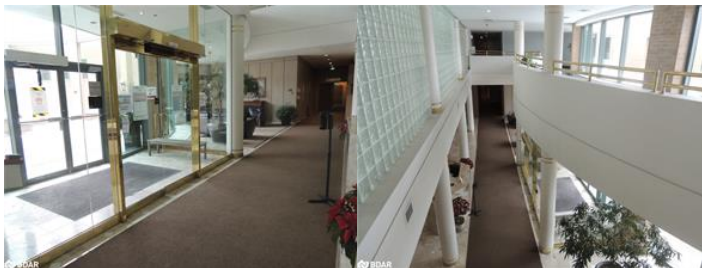
Public Remarks: Bayshore Landing, West Tower Apt 1009. Unobstructed water views of Kempenfelt Bay. Luxurious Condo building in a prime downtown location and only steps from Lake Simcoe, waterside Parks, trails and beaches, library, city hall, boutiques and trendy restaurants. Easy lifestyle living in the West Building. The Condo fees include heat, Hydro, air conditioning, building maintenance, underground parking, building Insurance, indoor pool, exercise room sauna, elevator and much more, it is a secure building. This 775 sq ft open concept apartment boasts a bright natural light living room and dining room combined, the living room overlooks the Lake watch all of the seasonal activities, separate den for extra visitors or sitting area, the kitchen has an additional pantry. Laundry, 4pc bathroom, large master bedroom. Perfect combination of easy living. please feel free to call me for a showing 705 790 9875. This is a very clean well maintained building. Includes one extra large parking space and a locker.

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

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MLS® #: 40204697



front entrance to the building

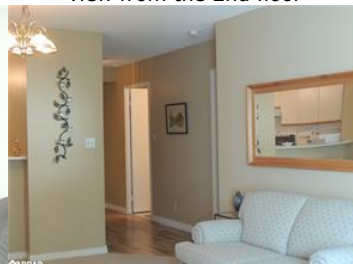
view from the 2nd floor



your view of the Lake



Living and dining rm combined



Living and dining rm combined



master bedroom



master bedroom with a wall to wall mirrored closet



The den



french doors to the den



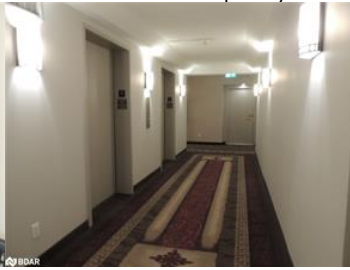
Kitchen with a pantry



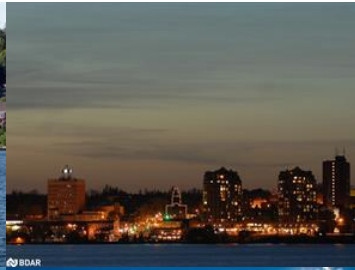
extra wide hallway in the apt



stackable washer and dryer



Very nice clean hallway to the elevator



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