

	<p>JULIAN CASALLAS Broker jcasallas@gmail.com 416-509-0963 RE/MAX HALLMARK YORK GROUP REALTY LTD., BROKERAGE</p>	FOR SALE
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Property Client Full

712 9 Line, Innisfil, Ontario L9S 3Y6

Listing

712 9 Line Innisfil
Active / Residential Freehold / Detached

MLS®#: N5517572
List Price: \$648,888
 New Listing



Simcoe/Innisfil/Rural Innisfil

Tax Amt/Yr: \$2,724.00/2021	Transaction: Sale
SPIS: No	DOM: Z
Legal Desc: Lt 15 Pl 843 Innisfil ; Innisfil	
Style: Bungalow Raised	Rooms Rooms+: 5+0
Fractional Ownership:	BR BR+: 3(3+0)
Assignment:	Baths (F+H): 2(1+1)
Link: No	SF Range: 1100-1500
Stories:	SF Source:
Lot Irreg:	Lot Acres: < 0.50
Lot Front: 50.00	Fronting On: N
Lot Depth: 150.00	
Lot Size Code: Feet	
Zoning: Res	
Dir/Cross St: 25th Sdrd To 9th Line	

PIN #: 740070094	ARN #: 431601004010800	Contact After Exp: No
Holdover: 30	Possession Date:	
Possession: Tba		

Kitch Kitch + 1 (1+0) Fam Rm: Yes Basement: Yes/Crawl Space, Unfinished Fireplace/Stv: Yes Heat: Forced Air, Gas A/C: Yes/Central Air Central Vac: No Property Feat: Golf, Park	Exterior: Metal/Side, Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 4.00 Tot Pk Spcs: 4.00 Pool: None Energy Cert: No Green PIS: No	Utilities: Gas Available, Hydro Available, Sewers, Cable Available, Telephone Available Water: Municipal Sewers: Municipal Special Desig: Unknown
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Remarks/Directions

Client Rmks: Welcome Home! An Amazing Opportunity To Enjoy Relaxed Living In This Beautiful Raised Bungalow, Just A Walking Distance To Lake Simcoe. Great Size Kitchen Features Ceramic Tiles, S/S Appliances, Lots Of Natural Sunlight. Hardwood Flooring In The Living Area, Laminate Floors In All Bedrooms, Updated Bathrooms. Spacious Backyard With A Wooden Deck To Enjoy Beautiful Summer Nights. Descent Size Shed To Fit All Your Storage Needs. This Home Is Waiting For You!

Extras: Fridge, Stove, Dishwasher, Washer & Dryer. Just A Short Walk To Innisfil Beach Park! Lakeside Living At Its Best! Hot Water Tank Rental \$33+Hst/Month. Pre-Listing Home Ins Rp.Available. Offers If Any Will Review 5Pm, 8March. No Pre-Emptive

Listing Contracted With: **RIGHT AT HOME REALTY INVESTMENTS GROUP, BROKERAGE 647-288-9422**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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1558 Houston Avenue, Innisfil, Ontario L9S 4M7

Listing

1558 Houston Ave Innisfil**Active / Residential Freehold / Detached****MLS®#: N5522224****List Price: \$699,000****New Listing****Simcoe/Innisfil/Lefroy**

Tax Amt/Yr: **\$2,200.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **Pt S Pt Lot 26 Con 6 Innisfil As In Ro1417653, Tog**

Style: **Bungalow** Rooms Rooms+: **5+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **700-1100**
 Stories: **1.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **52.99** Fronting On: **E**
 Lot Depth: **150.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **St.Johns,6Thline,Houston**

PIN #: **90**Holdover: **90**
Possession: **Tbd**ARN #: **No**Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **51-99**
 Property Feat: **Beach, Golf, Lake Access, Park**

Exterior: **Vinyl Siding**
 Drive: **Front Yard**
 Gar/Gar Spcs: **None/2.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **2.00**
 UFFI: **No**
 Pool: **None**
 Energy Cert: **No**
 Green PIS: **No**

Utilities: **Gas, Hydro, No Sewers, Cable, Telephone**
 Water: **Well**
 Sewers: **Septics**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Location Is Everything With This Charming Property! Nestled Between The Shorelines Of Lake Simcoe And The Links At Big Cedar Golf & Country Club, It Is A Recreational Dream. This Gem Features An Immaculately Landscaped Yard With Extensive Gardens, Large Gazebo Wired For A Future Hot Tub, Deeded Lake Access With Lake Views, Open Concept Living Space With 3 Bedrooms, Privacy Hedges And A Great Little Shed Outback! Don't Miss Out!!**

Extras: **Fridge, Stove, Microwave, Dishwasher, Washer & Dryer (All Appliances Being Sold As Is)**

Listing Contracted With: **CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE 705-721-9111**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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2297 Taylorwoods Boulevard, Innisfil, Ontario L9S 2E7

Listing

2297 Taylorwoods Blvd Innisfil

Active / Residential Freehold / Detached

MLS® #: N5522451

List Price: \$699,900

New Listing



Simcoe/Innisfil/Alcona

Tax Amt/Yr:	\$2,987.95/2021	Transaction:	Sale
SPIS:	No	DOM	5
Legal Desc:	Lt 20 Pl 1366 Innisfil		
Style:	Bungalow	Rooms Rooms+:	4+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	
Stories:	1.0	SF Source:	
Lot Front:	90.00	Fronting On:	E
Lot Depth:	171.50		
Lot Size Code:	Feet		
Zoning:	Residential		
Dir/Cross St:	9th Line / Crystal Beach		

PIN #: **580760240**
 Holdover: **90**
 Possession: **Tbd**

ARN #: Contact After Exp: **Yes**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat: **Lake/Pond, Marina, Park**

Exterior: **Alum Siding**
 Drive: **Private**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **6.00**
 Pool: **None**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Location, Location, Location, Best Opportunity In High Demand Area In Innisfil, Huge 90 X 171.5 Lot 2 Bedrooms And 2 Fully Renovated Bathrooms, Newer Furnace (2021) Double Car Garage, Huge Driveway For All Your Toys Steps From Lake Simcoe And Innisfil Beach Park, Perfect Starter Home/Cottage, Downsizing Or Investing Don't Miss!!**

Extras: **Fridge, Stove, Washer & Dryer, All Electric Light Fixtures, All Window Coverings.**

Listing Contracted With: **RIGHT AT HOME REALTY INC., BROKERAGE 289-357-3000**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

691 Reid Street, Innisfil, Ontario L9S 2E9

Listing

691 Reid St Innisfil
Active / Residential Freehold / Detached

MLS®#: N5499205
List Price: \$749,999

Simcoe/Innisfil/Alcona



Tax Amt/Yr:	\$2,380.00/2021	Transaction:	Sale
SPIS:	No	DOM	25
Legal Desc:	Lt 28 Rcp 1718 Innisfil; Lt 29 Rcp 1718 Innisfil		
Style:	Bungalow	Rooms Rooms+:	5+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	
Stories:	1.0	SF Source:	
Lot Front:	100.00	Fronting On:	S
Lot Depth:	150.00		
Lot Size Code:	Feet		
Dir/Cross St:	Hazel Gate And Reid Street		

PIN #: ARN #: Contact After Exp: **No**
 Holdover: **60**
 Possession: **Flexible** Possession Date:

Kitch Kitch +	1 (1+)	Exterior:	Alum Siding	Water:	Municipal
Fam Rm:	No	Drive:	Available	Sewers:	Municipal
Basement:	Yes/Crawl Space, Unfinished	Gar/Gar Spcs:	None/0.0	Special Desig:	Other
Fireplace/Stv:	Yes	Drive Pk Spcs:	5.00		
Heat:	Forced Air, Gas	Tot Pk Spcs:	5.00		
A/C:	No/None	Pool:	None		
Central Vac:	No				
Elevator:	No/None				
Property Feat:					

Remarks/Directions

Client Rmks: **Calling All Builders, Investors And Handymen, Amazing Opportunity! Huge Land With Possibility Of Severing Lot. This Bright, Modern 2 Bedroom, 1 Bath, Aluminum Sided Bungalow Features A Rare, Fully Serviced Lot, 200 Amp Hydro, A Double Lot 100Ft X 150Ft., With A Double Wide Asphalt Driveway Parking For At Least 5 Cars, Additional Space For All Your Outdoor Toys, Located On A Dead End Quiet Street. The Lot Backs Onto Added Privacy With Large Mature Trees.**

Extras: **Property Being Sold As Is, No Representation Or Warranties. See Supplements Attached. Please Practice All Stand Covid-19 Showing Requirements Before Entry; Hand Sanitize And Wear**

Listing Contracted With: **CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE 705-436-2121**

Prepared By: JULIAN CASALLAS, Broker **Date Prepared: 03/08/2022**

685 Reid Street, Innisfil, Ontario L9S 2E9

Listing

685 Reid St Innisfil**Active / Residential Freehold / Detached**MLS®#: **N5497543**List Price: **\$775,000****Simcoe/Innisfil/Alcona**

Tax Amt/Yr:	\$1,962.00/2021	Transaction:	Sale
SPIS:	No	DOM	26
Legal Desc:	Lot 30 Rcp 1718 Innisfil		
Style:	Bungalow	Rooms Rooms+:	4+0
Fractional Ownership:		BR BR+:	1(1+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	
Stories:	1.0	SF Source:	
Lot Front:	50.00	Fronting On:	S
Lot Depth:	300.00		
Lot Size Code:	Feet		
Dir/Cross St:	9th/ Hazel Gate/ Reid		

PIN #: **5**
 Holdover: **5**
 Possession: **Flexible**

ARN #: **5**
 Possession Date: **5**

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **No/None**
 Property Feat: **Beach, Park**

Exterior: **Wood**
 Drive: **Private**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Attention To All Investors! This Is A Perfect Opportunity If You Are Looking To Build New Homes Or Build A Huge Home With Extra Space. This Beautiful Quaint Street Is Steps To The Sandy Shores Of Lake Simcoe And A Few Minutes To Friday Harbour And Go Station. Vaulted Ceilings, New Metal Roof, New High Efficacy Gas Furnace 2021, 2 Year Owned Hot Water Tank, Possible 3 Lot Severance, See Photos Attached. Buyers To Do Own Diligence On Development Potential.**

Extras: **A Minute Walk To The Beach From The Road. Property Is Tenanted, 24 Hour Notice, 11Am-6Pm Offers Welcome Anytime!**

Listing Contracted With: **PROPERTY.CA INC., BROKERAGE 416-583-1660**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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2214 Mildred Avenue, Innisfil, Ontario L9S 2B9

Listing

2214 Mildred Ave Innisfil

Active / Residential Freehold / Detached

MLS®#: N5527206

List Price: **\$799,800**

New Listing



Simcoe/Innisfil/Alcona

Tax Amt/Yr:	\$2,951.00/2021	Transaction:	Sale
SPIS:	Yes	DOM	0
Legal Desc:	Lt 53 Pl 1254 Innisfil		
Style:	Bungalow	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	1100-1500
Stories:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	
Lot Front:	75.02	Fronting On:	N
Lot Depth:	200.00		
Lot Size Code:	Feet		
Dir/Cross St:	Mildred Ave & Lebanon Drive		

PIN #:

Holdover: **90**Possession: **Tba**

ARN #:

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Heat: **Baseboard, Electric**
 A/C: **No/None**
 Central Vac: **No**
 Elevator: **No/None**
 Retirement: **No**
 Property Feat: **Beach, Hospital, Library, Park, School**

Exterior: **Vinyl Siding**
 Drive: **Private**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **7.00**
 UFFI: **No**
 Pool: **None**

Utilities: **Gas Available, Hydro Available, Sewers Available, Cable Available, Telephone Available**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Other**

Remarks/Directions

Client Rmks: **Location! Location! Bungalow On Premium 75X200Ft. Perfect For First-Time Buyers, Investors, Handymen & Contractors Alike. New Kitchen With Granite Countertop, New Appliances, Backsplash, With Ceramic Floor. New Electrical Panel 2020, New Roof 2020, New Bath Rooms, Lots Of Pot Lights And New Drive Way With Lots Of Parking. Perfect For Boats, Trailers, Etc. Steps To Innisfil Beach, Lake Simcoe & All Town Amenities!**

Extras: **Newly Renovated Top To Bottom. Brand New Fridge, Stove, Washer, Dishwasher, Microwave. Freshly Painted. Brand New Floor. Future Go Station!**

Listing Contracted With: **HOMELIFE/BAYVIEW REALTY INC., BROKERAGE 905-889-2200**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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3234 Beach Avenue, Innisfil, Ontario L9S 2K6

Listing

3234 Beach Ave Innisfil**Active / Residential Freehold / Detached****MLS®#: N5520109****List Price: \$799,900****New Listing****Simcoe/Innisfil/Rural Innisfil**

Tax Amt/Yr: **\$2,977.99/2021**
 SPIS: **No**
 Legal Desc: **Lt 25 Pl 980 Innisfil**

Transaction: **Sale**
 DOM: **6**

Style: **Bungalow**Rooms Rooms+: **9+0**

Fractional Ownership:

BR BR+: **3(3+0)**

Assignment:

Baths (F+H): **2(1+1)**Link: **No**

SF Range:

Stories: **1.0**

SF Source:

Lot Front: **60.01**Fronting On: **E**Lot Depth: **214.60**Lot Size Code: **Feet**Dir/Cross St: **Mapleview & 25th Sideroad**

PIN #: **74000029**
 Holdover: **90**
 Possession: **Immediately**

ARN #: **431601004820700**Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Attached Garage/1.0**

Utilities: **Gas Available, Hydro, Cable Available, Telephone Available**

Fireplace/Stv: **Yes**Drive Pk Spcs: **5.00**Water: **Well**Heat: **Baseboard, Electric**Tot Pk Spcs: **6.00**Water Inc: **Bored Well**A/C: **Yes/Wall Unit**Pool: **None**Sewers: **Septics**Waterfront: **None**Special Desig: **Unknown**Retirement: **No**Property Feat: **Beach, Park, Wooded/Treed**

Remarks/Directions

Client Rmks: **Fully Renovated Modern 3 Bedroom Bungalow Located On A 60 X 215 Lot. Just Steps To The Park And A Short Walk To The Sandy Cove Beach. Nestled In A Quiet Family Friendly Neighbourhood, Close To Amenities, Schools, Sandy Beach Lake Simcoe, Highway Access, Go Train. Open Houses March 5th And 6th During 1-5Pm. Must Seen!!**

Extras: **Brand New Bosch Wall Oven Microwave Combo, Bosch Electric Cooktop With Touch Control, Samsung S/S French Door Fridge, Samsung S/S Dish Washer, S/S Washer & Dryer And Electric Fire Place.**

Listing Contracted With: **RE/MAX REALTRON REALTY INC., BROKERAGE 905-898-1211**Prepared By: **JULIAN CASALLAS, Broker**Date Prepared: **03/08/2022**

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948 Ewart Street, Innisfil, Ontario L0L 1C0

Listing

948 Ewart St Innisfil

Active / Residential Freehold / Detached

MLS®#: N5526106

List Price: \$799,999

New Listing



Simcoe/Innisfil/Rural Innisfil

Tax Amt/Yr: **\$2,800.00/2021**
 SPIS: **No**
 Legal Desc: **Lot 303 Plan 759**

Transaction: **Sale**
 DOM: **1**

Style: **Bungalow Raised**
 Fractional Ownership: **No**
 Assignment: **No**
 Link: **No**
 Stories: **2**
 Lot Front: **48.00**
 Lot Depth: **125.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Ewart**

Rooms Rooms+: **5+4**
 BR BR+: **4(2+2)**
 Baths (F+H): **2(2+0)**
 SF Range:
 SF Source:
 Fronting On: **S**

PIN #: **180**
 Holdover: **180**
 Possession: **T/B/A**

ARN #: **431601001106100**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **2 (1+1)**
 Fam Rm: **No**
 Basement: **Yes/Apartment**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Waterfront: **No**
 Retirement: **No**
 Property Feat: **Beach, Lake/Pond, Marina, Park, School**

Exterior: **Brick, Vinyl Siding**
 Drive: **Private**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Energy Cert: **No**
 Green PIS: **No**

Utilities: **Gas, Hydro, Sewers, Cable, Telephone**
 Water: **Well**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Amazing Investment Opportunity! Just Steps To The Water. Only A 3 Minute Walk To Lake Simcoe. This Raised Bungalow Sits On A 48X125 Ft. Lot. 2 Legal Units Registered With Municipality Both 2 Bedroom Units Are Self Contained With Laundry. Private Separate Side Entrance To Lower Unit. Great For Inlaws, Family Or Tenants. High Efficiency Forced Air Gas Heat .**

Extras: **2 Fridge, 2 Stove, 2Washer, 2Dryer, All Elfs, High Eff Furnace, Ceiling Fans,Upper Walk Out To Deck,Lower Walk Out To Yard Drilled Well, 200 Amp Service, Hwt (R) Buyer & Ba To Confirm Zoning, Taxes, Measurements & Due Diligence**

Listing Contracted With: **MAIN STREET REALTY LTD., BROKERAGE 905-853-5550**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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3885 30th Side Road, Innisfil, Ontario L9S 2Y2

Listing

3885 30th Side Rd Innisfil**Active / Residential Freehold / Detached****MLS®#: N5518695****List Price: \$849,000****New Listing****Simcoe/Innisfil/Rural Innisfil**

Tax Amt/Yr:	\$2,788.76/2021	Transaction:	Sale
SPIS:	No	DOM	Z
Legal Desc:	Lt 12 Rcp 1717 Innisfil ; Innisfil		
Style:	Bungalow	Rooms Rooms+:	5+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	
Stories:	1.0	SF Source:	
Lot Front:	80.00	Fronting On:	E
Lot Depth:	137.00		
Lot Size Code:	Feet		
Zoning:	Sr2		
Dir/Cross St:	Big Bay Pt To 30th Side Road		

PIN #: **580860012**
 Holdover: **60**
 Possession: **Tbd**

ARN #: **431601005004600** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space, Unfinished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **No/None**
 Property Feat: **Beach, Grnbelt/Conserv,
 Lake/Pond, Wooded/Treed**

Exterior: **Alum Siding** Water: **Well**
 Drive: **Private** Sewers: **Septics**
 Gar/Gar Spcs: **Attached Garage/1.0** Special Desig: **Unknown**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **11.00**
 Pool: **None**

Remarks/Directions

Client Rmks: **Welcome To 3885 30th Side Road!!This Lovely Ranch Bungalow Is Located In The Innisfil/Big Bay Pt Area. Situated On A Large, Oversized Lot (80X137), Minutes To Friday Harbour, Restaurants, Shopping, Golf Courses, Beaches, And Lake Simcoe. Situated In A Mature Area This Property Is Surrounded By Nature/ Trees Providing Plenty Privacy. Featuring 3 Bedrooms With Over 1,200 Sq Ft. Of Living Space. Home Was Reno'd In 1998, Septic 1996- Last Pump Nov 2021,Well 1996**

Extras: **Dishwasher, Dryer, Refrigerator, Stove, Washer. Exclude: Tenants Belongings, All Curtains & Blinds, Dining Room Light, Overhead Light Children's Bedroom, Gazebo, Portable/Soft Garage In Backyard**

Listing Contracted With: **CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE 705-721-9111**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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3920 Algonquin Avenue, Innisfil, Ontario L9S 2M3

Listing

3920 Algonquin Ave Innisfil

Active / Residential Freehold / Detached

MLS®#: N5521611

List Price: \$849,900

New Listing

Simcoe/Innisfil/Rural Innisfil



Tax Amt/Yr: **\$3,007.87/2021** Transaction: **Sale**
 SPIS: **No** DOM: **6**
 Legal Desc: **Lt 135 W/S Of Algonquin Av PI 593 Innisfil; Pt Lt**

Style: **2 Storey** Rooms Rooms+: **12+0**
 Fractional Ownership: BR BR+: **5(5+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range:
 Stories: **2.0** SF Source:
 Lot Front: **71.92** Fronting On: **E**
 Lot Depth: **150.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Big Bay Point Rd & Algonquin A**

PIN #: **580870075**
 Holdover: **30**
 Possession: **Flex**

ARN #: **431601005115300** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **No/None**
 Property Feat:

Exterior: **Vinyl Siding**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **8.00**
 Tot Pk Spcs: **8.00**
 Pool: **None**

Water: **Well**
 Sewers: **Septics**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Steps From Friday Harbour Resort, Lake Simcoe, Shopping, 2 Golf Courses, Restraunts, Fishing, Snowmobiling & More! Large Lot 71X150 Ft Surrounded By Large Mature Trees. 2495 Sq Ft, 5 Bedrooms + Office, 2 Full 4Pc Bathrooms & Private Music Studio. Steel Roof, 4 Sheds, New Front Deck, Composite Back Deck, Updated Kitchen & Bathrooms, 200 Amp Breaker Panel, Water Softener, Iron Blaster For Well, Updated Natural Gas Forced Air Furnace, Septic Was Pumped Nov 2020.**

Extras: **Under Contract: Hwt-Electric Inclusions: Dryer, Refrigerator, Stove, Washer, Light Fixtures Exclusions: Upright Freezer, Chest Freezer, Mirror In En Suite Bathroom, Tv Brackets In Bedroom, White Cupboard In Bathroom, Weather Vane.**

Listing Contracted With: **CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE 705-737-3664**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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1262 Squire Street, Innisfil, Ontario L0L 1W0

Listing

1262 Squire St Innisfil
Active / Residential Freehold / Detached

MLS®#: N5526056
List Price: \$850,000
New Listing



Simcoe/Innisfil/Lefroy

Tax Amt/Yr:	\$3,147.31/2021	Transaction:	Sale
SPIS:	No	DOM	2
Legal Desc:	Lot 29 Plan M17		
Style:	1 1/2 Storey	Rooms Rooms+:	5+3
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	
Stories:	1.5	SF Source:	
Lot Front:	75.00	Fronting On:	N
Lot Depth:	223.62		
Lot Size Code:	Feet		
Dir/Cross St:	Killarney Bch Rd-Corner-Squire		

PIN #: **58065002**
 Holdover: **90**
 Possession: **60-90Days/Tba**

ARN #: **431601001208660** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Partially Finished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Property Feat:

Exterior: **Wood**
 Drive: **Private**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **10.00**
 Pool: **None**

Water: **Well**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Fabulous Starter Home That Is Larger Than It Looks And In Move In Condition. Quiet And Spacious Country Lot Backing Onto Forested Lands And Only Steps To The Beach. Very Private! Plenty Of Storage In The Sheds As Well As 2 Greenhouses For The Gardener In The Family. Large Kitchen And Generous Bedrooms. Offers Welcome Anytime And Priced To Sell!**

Extras: **Washer, Dryer, Fridge, Gas Stove, Central Vac And Attachments**

Listing Contracted With: **ZOLO REALTY, BROKERAGE 416-898-8932**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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1556 Houston Avenue, Innisfil, Ontario L9S 4M7

Listing

1556 Houston Ave Innisfil
Active / Residential Freehold / Detached

MLS®#: N5528318
List Price: \$869,900
New Listing

Simcoe/Innisfil/Alcona



Tax Amt/Yr:	\$2,474.00/2021	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	Pt S Pt Lot 26 Con 6	Innisfil As In Ro1167083, Tog	
Style:	Bungalow	Rooms Rooms+:	5+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	700-1100
Stories:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	50.00	Fronting On:	E
Lot Depth:	150.00		
Lot Size Code:	Acre		
Zoning:	R1		
Dir/Cross St:	6th Line/Houston Ave		

PIN #: **580700209**
 Holdover: **60**
 Possession: **30-59 Days**

ARN #: **431601001614800** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space, Unfinished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Wall Unit**
 Apx Age: **51-99**
 Property Feat: **Golf, Lake Access, Wooded/Treed**

Exterior: **Vinyl Siding**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **6.00**
 Pool: **None**

Water: **Well**
 Water Inc: **Drilled Well**
 Sewers: **Septics**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Top 5 Reasons You'll Love This Home: 1) Renovated With Tasteful Finishes & A Modern Aesthetic 2) Spacious & Open-Concept Layout With A Kitchen With Ss Appliances & A Breakfast Bar 3) Newer Cedar Fence, An Updated Ac Unit (2021), A New Furnace (2022), Upgraded Windows (2021), & A Newer Water Filtration System 4) Low-Traffic Street In A Sought-After Neighbourhood 5) Across From Lake Simcoe & Backing Big Cedar Golf And Country Club. Age 72.**

Extras: **Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Television Mount.**

Listing Contracted With: **FARIS TEAM REAL ESTATE, BROKERAGE 705-797-8485**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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1889 Webster Boulevard, Innisfil, Ontario L9S 2A6

Listing

1889 Webster Blvd Innisfil

Active / Residential Freehold / Vacant Land
MLS® #: **N5486081**List Price: **\$875,000**

Simcoe/Innisfil/Alcona

Tax Amt/Yr:	\$4,372.36/2021	Transaction:	Sale
SPIS:	No	DOM	36
Legal Desc:	Plan 51 M605 At Blk 324 & 338 Pt Jans Blvd PI Rp51		
Style:		Rooms Rooms+:	+0
Fractional Ownership:		BR BR+:	0(0+0)
Assignment:		Baths (F+H):	0(0+0)
Link:		SF Range:	
Stories:		SF Source:	
Lot Irreg:	Lot Irregular As Per "R" Plan	Lot Acres:	< 0.50
Lot Front:	149.48	Fronting On:	E
Lot Depth:	78.94		
Lot Size Code:	Feet		
Zoning:	Residential		
Dir/Cross St:	Webster Blvd & Jans		

PIN #:

 Holdover: **90**
 Possession: **Tba**

ARN #:

Possession Date: **2022-02-01**Contact After Exp: **No**
 Kitch Kitch + **(0+)**
 Waterfront: **None**
 Property Feat:

 Utilities: **Gas Available, Hydro Available, Sewers Available, No Cable, No Telephone**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

 Client Rmks: **Full Address: 1889, 1891, 1893, 1895 Webster Blvd. Attention Builders Or Investors 4 Residential Part Lots With Water, Sanitary Sewer, Hydro And Gas At The Property Line. Buyer Or Buyer's Agent To Do Their Due Diligence Prior To Submitting Offer, H.S.T. Payable By The Buyer On Closing.**

 Extras: **Full Legal Description Of Vacant Lot: Parts 6,7,8 & 9 On Plan 51R-40372 Part Of South Half Of Lot 23 Concession 7 Block 324, 325, Block 338; Jans Boulevard; Part Of Block 326 Registered Plan 51M-605 Town Of Innisfil County Of Simcoe**

 Listing Contracted With: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE 416-441-2888**

 Prepared By: **JULIAN CASALLAS, Broker**

 Date Prepared: **03/08/2022**

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940 Nantyr Drive, Innisfil, Ontario L9S 1S7

Listing

940 Nantyr Dr Innisfil

Active / Residential Freehold / Detached

MLS®#: N5523890

List Price: \$899,000

New Listing



Simcoe/Innisfil/Alcona

Tax Amt/Yr:	\$2,176.24/2022	Transaction:	Sale
SPIS:	No	DOM	4
Legal Desc:	Lt 152 Pl 1197 Innisfil ; Innisfil		
Style:	1 1/2 Storey	Rooms Rooms+:	10+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	3(1+2)
Link:	No	SF Range:	1500-2000
Stories:	1.5	SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	75.00	Fronting On:	N
Lot Depth:	200.00		
Lot Size Code:	Feet		
Dir/Cross St:	St John's Rd To Nantyr Dr		

PIN #: **580690199**
 Holdover: **90**
 Possession: **Tbd**

ARN #: **431601002219100**
 Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Full, Unfinished**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **31-50**
 Property Feat: **Beach, Golf, Park, Rec Centre, School**

Exterior: **Alum Siding, Brick**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Charming Home In The Heart Of Innisfil. 1.5 Story Detached, 3 Bed + 3 Bath Home With Fresh Paint Throughout. Take Advantage Of The Newly Added Gas Line For The Bbq, Professionally Installed Roller Blinds, Central Air Conditioning, And Back Up Battery System For The Sump Pump. Located Near Schools, Shops, Golf Course, Parks, And Beaches.**

Listing Contracted With: **REALTY WEALTH GROUP INC., BROKERAGE 905-247-5000**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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14 Elizabeth Street, Innisfil, Ontario L0L 1L0

Listing

14 Elizabeth St Innisfil

Active / Residential Freehold / Detached

MLS® #: N5519274

List Price: \$899,000

New Listing



Simcoe/Innisfil/Cookstown

Tax Amt/Yr:	\$3,784.75/2021	Transaction:	Sale
SPIS:	No	DOM	6
Legal Desc:	Pt Lt 42 Pl 1331 As In Ro917895 ; Innisfil		
Style:	Bungalow	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	3(2+1)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	1100-1500
Stories:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	82.50	Fronting On:	W
Lot Depth:	150.00		
Lot Size Code:	Feet		
Zoning:	Res		
Dir/Cross St:	Hwy 89 To Elizabeth St		

PIN #: **580600202**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **431602006126300** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **31-50**
 Property Feat:

Exterior: **Brick**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **7.00**
 UFFI: **No**
 Pool: **None**

Utilities: **Gas, Hydro Available, Sewers, Cable Available, Telephone Available**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Welcome To 14 Elizabeth St A Beautiful Bungalow On A Huge 82X150 Lot In A Great Neighborhood! Freshly Painted New Trim And Doors Roof Done 2019, Furnace 2020And A/C 2021 Nice Size Rooms Basement Has Huge Rec Room With Full Washroom Close To 400 Lots Of Parking In Driveway And A Big Backyard With Deck To Enjoy The Summer And A Hot Tub With Lots Of Privacy!**

Extras: **Fridge ,Stove,Dish Washer Laundry Washer And Dryer As Is Condition All Window Coverings Included Hot Tub Can Be Included As Is Hot Water Tank Is Rental Freezer In Basement Is Excluded.**

Listing Contracted With: **RIGHT AT HOME REALTY INC., BROKERAGE 905-637-1700**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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2670 25 Sideroad, Innisfil, Ontario L9S 3T4

Listing

2670 25 Sdrd Innisfil**Active / Residential Freehold / Detached****MLS®#: N5525804****List Price: \$899,900****New Listing****Simcoe/Innisfil/Alcona**

Tax Amt/Yr:	\$3,495.17/2021	Transaction:	Sale
SPIS:	No	DOM	2
Legal Desc:	Ptn 1/2 Lt 25 Con 9 Innisfil As R01221096; Innisfil		
Style:	Bungalow	Rooms Rooms+:	9+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	1500-2000
Stories:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	
Lot Front:	75.00	Fronting On:	W
Lot Depth:	200.00		
Lot Size Code:	Feet		
Dir/Cross St:	Chestnut/25th Sdrd		

PIN #: **580780046**
 Holdover: **90**
 Possession: **30-60**

ARN #: **2022-04-14**
 Possession Date: **2022-04-14**

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat:

Exterior: **Board/Batten**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **Detached Garage/0.0**
 Drive Pk Spcs: **8.00**
 Tot Pk Spcs: **8.00**
 Pool: **None**

Water: **Well**
 Sewers: **Septics**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **This Beautiful 1600 Sq Ft Bungalow Is Not Only Minutes To The Beach, But It's One Of A Kind! Opportunity For An In-Law Suite Or Enjoy This Home All To Yourself. Soak Your Worries Away In The Enclosed Hot Tub, Have An Ice Tea At The Bar Watching The Game, And Retreat To The Screened In Gazebo For Cards. Extensive Indoor/Outdoor Entertaining, Walkout Master Bedroom, And A Huge Property! New Roof, Furnace, W/H, Well Pump, Board N Batten...Ask For The Full List**

Listing Contracted With: **RE/MAX CROSSTOWN REALTY INC., BROKERAGE 705-739-1000**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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2427 Wallace Avenue, Innisfil, Ontario L9S 2G5

Listing

2427 Wallace Ave Innisfil

Active / Residential Freehold / Detached

MLS®#: N5517187

List Price: \$899,900

New Listing

Simcoe/Innisfil/Alcona



Tax Amt/Yr:	\$3,655.25/2021	Transaction:	Sale
SPIS:	No	DOM	9
Legal Desc:	Detached, Bungalow-Raised		
Style:	Bungalow Raised	Rooms Rooms+:	6+6
Fractional Ownership:		BR BR+:	5(3+2)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	
Stories:		SF Source:	
Lot Front:	60.00	Fronting On:	E
Lot Depth:	200.00		
Lot Size Code:	Feet		
Dir/Cross St:	25th Sideroad & 9th Line		

PIN #: **580780117**
 Holdover: **90**
 Possession:

ARN #: **431601003901600** Contact After Exp: **No**

Possession Date: **2022-05-01**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Separate Entrance**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Waterfront: **None**
 Property Feat: **Beach, Golf, Lake Access, School**

Exterior: **Vinyl Siding**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **8.00**
 Tot Pk Spcs: **8.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Beautiful, Raised Bungalow. Great Neighbourhood, Close To Beach & Lake Simcoe. Site Is On A Quiet Crescent With Minimal Traffic, Lots Of Trees, Two Driveways And Mature Surroundings. Lower Level Walk-Out To Back Yard Makes A Great In-Law Potential.**

Extras: **Hwt Reantal. All Elf With Led Lighting. Stainless Fridge / Stove / B/I Dishwasher, - Washer - Dryer. Laminate Floor Up & Down. New Windows, Front Door, Siding, Soffits, Fascia & Eavestrough.**

Listing Contracted With: **RIGHT AT HOME REALTY INC., BROKERAGE 905-953-0550**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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2501 Holiday Way, Innisfil, Ontario L9S 2H4

Listing

2501 Holiday Way Innisfil

Active / Residential Freehold / Detached

MLS®#: N5515562

List Price: \$899,900

New Listing

Simcoe/Innisfil/Alcona



Tax Amt/Yr:	\$3,500.00/2021	Transaction:	Sale
SPIS:	No	DOM	10
Legal Desc:	Ptl12PI 151R29207		
Style:	Bungalow Raised	Rooms Rooms+:	8+0
Fractional Ownership:		BR BR+:	5(3+2)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	
Stories:		SF Source:	
Lot Front:	75.49	Fronting On:	E
Lot Depth:	80.84		
Lot Size Code:	Feet		
Dir/Cross St:	25th Side Road / Rose Lane		

PIN #: **120**
 Holdover: **Tba**
 Possession: **Tba**

ARN #: **No**
 Contact After Exp: **No**
 Possession Date:

Kitch Kitch +	1 (1+0)	Exterior:	Brick	Water:	Municipal
Fam Rm:	No	Drive:	Private	Sewers:	Municipal
Basement:	Yes/Finished, Full	Gar/Gar Spcs:	Attached Garage/2.0	Special Desig:	Accessibility
Fireplace/Stv:	No	Drive Pk Spcs:	4.00		
Heat:	Forced Air, Gas	Tot Pk Spcs:	6.00		
A/C:	Yes/Central Air	Pool:	AboveGround		
Property Feat:					

Remarks/Directions

Client Rmks: **Absolutely Gorgeous 3+2 Bedroom, 2 Bath W/ 9 Ft Ceilings, Open Concept, Specious Basement With Potential To Become An Apartment, Private Access To The Lake Simcoe, Lots Of Upgrades, New Deck, Countertop, Floors 2017, Roof 2017, New Appliances, 2021 Fresh Paint Throughout, 7000 Watt Generator, 5000 Btu Heated Garage, Solar Panels, 2020 Above Ground Pool 16X30, New Shed 2020. Access To A Large, Private, Sandy Beach With Clear Area And Dock, Parks, Schools, Amenities**

Extras: **S/S Fridge - Stove, Dishwasher, Washer + Dryer, Hot Water Rental, Window Coverings & Daylight Fixtures, 500B Btu Heater - 7000 Watt Generator, Pool Equipment's, Annual Fee Of \$100 For Access To Private Beach.**

Listing Contracted With: **RE/MAX REALTRON REALTY INC., BROKERAGE 905-508-9500**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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6 East J Street, Innisfil, Ontario L0L 1L0

Listing

6 East J St Innisfil

Active / Residential Freehold / Detached

MLS®#: **N5515496**

List Price: **\$899,999**

New Listing



Simcoe/Innisfil/Cookstown

Tax Amt/Yr:	\$2,738.94/2021	Transaction:	Sale
SPIS:	No	DOM	10
Legal Desc:	Pt Lt Plan 1331: Pts 1,2 51R13333		
Style:	Bungalow	Rooms Rooms+:	6+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	
Stories:	1.0	SF Source:	
Lot Front:	80.00	Fronting On:	N
Lot Depth:	143.57		
Lot Size Code:	Feet		
Dir/Cross St:	3 North Of Hwy 89 Off King N		

PIN #: **90**
 Holdover: **90**
 Possession: **Tbd**

ARN #: **90**
 Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Heat: **Gas, Other**
 A/C: **Yes/Window Unit**
 Property Feat:

Exterior: **Vinyl Siding**
 Drive: **Private**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Beautiful Detached Bungalow With Large Lot Close To Major Highways. Great Investment Opportunity, Home Shows Really Well, Book Your Showing Today Before It Is Gone.**

Extras: ****Must Read Other Property Information Before Booking Appointment**. All The Measurement & Taxes To Be Verified By Buyer/Buyer Agent, Attach Sch'b & Form 801 With All The Offers, Deposit Chq Must Be Certified.**

Listing Contracted With: **HOMELIFE/MIRACLE REALTY LTD, BROKERAGE 416-747-9777**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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1916 Romina Court, Innisfil, Ontario L9S 4X9

Listing

1916 Romina Crt Innisfil

Active / Residential Freehold / Detached

MLS®#: N5516584

List Price: **\$929,900**

New Listing

Simcoe/Innisfil/Alcona



Tax Amt/Yr:	\$3,895.00/2021	Transaction:	Sale
SPIS:	No	DOM	8
Legal Desc:	Lot 44, Plan 51M701 Town Of Innisfil		
Style:	Bungalow	Rooms Rooms+:	6+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	1100-1500
Stories:	1.0	SF Source:	
Lot Irreg:	Fr Arc. X 22N X	Lot Acres:	
	16.33R		
Lot Front:	22.00	Fronting On:	W
Lot Depth:	32.00		
Lot Size Code:	Metres		
Dir/Cross St:	Webster/Mill/Wilson/Romina		

PIN #:	90	ARN #:		Contact After Exp:	No
Holdover:	No	Possession Date:			
Possession:	Tba				

Kitch Kitch +	1 (1+0)	Exterior:	Brick	Water:	Municipal
Fam Rm:	No	Drive:	Private	Sewers:	Municipal
Basement:	Yes/Full	Gar/Gar Spcs:	Attached Garage/2.0	Special Desig:	Unknown
Fireplace/Stv:	No	Drive Pk Spcs:	2.00		
Heat:	Forced Air, Gas	Tot Pk Spcs:	4.00		
A/C:	Yes/Central Air	Pool:	None		
Property Feat:					

Remarks/Directions

Client Rmks: **Fabulous All Brick Bungalow Situated In A Wonderful Family Friendly Neighbourhood. Main Floor Features 9' Ceilings, Open Concept Living/Dining Rm, Bright Family-Sized Kitchen With Walk Out To A Fabulous Yard With Deck & Gazebo. Large Primary Bedroom With Ensuite & Large W/I Closet. 2nd Sizable Bedroom With Large Double Closet. Bright Laundry Rm With Access To Double Garage W/ Massive Loft For Extra Storage. Gleaming Hardwood Floors In Living/Dining Area.**

Extras: **Stunning Front Walkway Installed In 2016. Driveway Repaved & Widened 2016. Roof 2018. Unspoiled Basement Awaits Your Finishing Touches. Incls: Fridge, Stove, Dishwasher, Washer, Dryer, Gazebo, Light Fixtures, Window Coverings. Hwt(R).**

Listing Contracted With: **ROYAL LEPAGE YOUR COMMUNITY REALTY, BROKERAGE 905-476-4337**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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2041 Dale Road, Innisfil, Ontario L9S 0L4

Listing

2041 Dale Rd Innisfil

Active / Residential Freehold / Semi-Detached

MLS® #: N5525479

List Price: \$949,000

New Listing

Simcoe/Innisfil/Alcona



Tax Amt/Yr: **\$4,163.21/2021** Transaction: **Sale**
 SPIS: **No** DOM: **2**
 Legal Desc: **Part Lot 4, 51M1103, Parts 1 & 2, 51R40884****
 Style: **2 Storey** Rooms Rooms+: **4+3**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range: **2000-2500**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **29.30** Fronting On: **N**
 Lot Depth: **114.83**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Innisfil Beach Rd/ Webster**

PIN #: **60**
 Holdover: **60**
 Possession: **30 Days**

ARN #: **431601002305481** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Unfinished**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **0-5**
 Retirement: **No**
 Property Feat: **Park, Public Transit, School**

Exterior: **Brick** Water: **Municipal**
 Drive: **Private** Sewers: **Septics**
 Gar/Gar Spcs: **Built In Garage/1.0** Special Desig: **Unknown**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Remarks/Directions

Client Rmks: **Immaculate 3 Bdrm Corner Semi Detached Home That Is 2200 Sq, Located In Heart Of Beautiful Innisfil. Recently Built & Still In New Condition, This Home Offers A Bright & Spacious Open Concept Layout, Gorgeous Kitchen With Commodious Quartz Countertop. Laundry Room Located On Main Floor. Close To All Amenities Like Shopping Center, School, Bank & Beaches. Minutes Away To Hwy 400. Don't Miss Out, Won't Last.**

Extras: **All Existing Stove, B/I Dishwasher, Elf's, Washer & Dryer & Water Softener & Fridge.**All The Measurement & Taxes To Be Verified By Buyer/Buyer Agent,**Legal Dis: See Mortgage Comment****

Listing Contracted With: **HOMELIFE/MIRACLE REALTY LTD, BROKERAGE 416-747-9777**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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1232 Peelar Crescent, Innisfil, Ontario L0L 1W0

Listing

1232 Peelar Cres Innisfil

Active / Residential Freehold / Attached / Row / Townhouse
MLS®#: **N5525500**List Price: **\$949,900**

New Listing



Simcoe/Innisfil/Lefroy

Tax Amt/Yr:	\$3,450.00/2021	Transaction:	Sale
SPIS:	No	DOM	2
Legal Desc:	Part Block 49, Plan 51M1131 (Con't On Geo)		
Style:	2 Storey	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	3(2+1)
Link:		SF Range:	1500-2000
Stories:	2.0	SF Source:	
Lot Irreg:		Lot Acres:	
Lot Front:	21.98	Fronting On:	W
Lot Depth:	98.43		
Lot Size Code:	Feet		
Dir/Cross St:	20th Sdrd & 5th Line		

PIN #: **580651157**
 Holdover: **60**
 Possession: **Immed/Tbd**

ARN #: **431601001505514** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Full, Unfinished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **0-5**
 Property Feat: **Lake/Pond, Park, Place of
 Worship, Public Transit, Rec
 Centre, School**

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Don't Miss This Gorgeous, Immaculately Kept Townhome! Beautiful Sun-Filled Open Concept Kitchen Ft S/S Whirlpool Appliances, Granite Countertops, Custom Island & Gleaming Custom Backsplash. 9 Ft Ceilings Throughout Main Level & Bsmt. Upgraded Light Fixtures & Custom Window Coverings. Top Of The Line Humidifier & Eco-Friendly A/C System. Smart System Heating & Security. Access To Backyard From Garage. Nothing To Do But Move In! Truly Shows Pride Of Ownership!**

Extras: **Fridge, Stove, Dishwasher, All Elfs, All Window Coverings. All Furniture For Sale Separately, Sauna In Bsmt For Sale Separately.**

Listing Contracted With: **WESELL REALTY INC., BROKERAGE 416-265-0070**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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818 Leslie Drive, Innisfil, Ontario L9S 2C5

Listing

818 Leslie Dr Innisfil

Active / Residential Freehold / Detached

MLS®#: N5517031

List Price: \$957,000

New Listing

Simcoe/Innisfil/Alcona



Tax Amt/Yr: **\$4,033.76/2022** Transaction: **Sale**
 SPIS: **No** DOM: **8**
 Legal Desc: **Part Lots 19 & 20 Plan 999**

Style: **Bungalow Raised** Rooms Rooms+: **7+1**
 Fractional Ownership: BR BR+: **2(2+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1500-2000**
 Stories: SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **49.21** Fronting On: **N**
 Lot Depth: **151.66**
 Lot Size Code: **Feet**

Zoning: **Residential**
 Dir/Cross St: **25 Side/Innisfil Bch**

Next OH: **Member: Sat Mar 12, 2:00PM-4:00PM**

PIN #: **90**
 Holdover: **90**
 Possession: **90-120 Days**

ARN #: **431601003017800** Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Partially Finished**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **16-30**
 Property Feat: **Lake/Pond, Lake/Pond/River, Park, School**

Exterior: **Brick**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **6.00**
 UFFI: **No**
 Pool: **None**

Utilities: **Gas, Hydro, Sewers, Cable Available, Telephone Available**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Quality Built All Brick Raised Bungalow Minutes To Lake Simcoe & Great Family Neighbourhood Living Room With Cath. Ceilings & Gas Fp, Eat-In Kit W/O To Deck, Extra Lg Primary Bdrm, Dbl Garage W/Direct Access.Lower Level With Bright Fr & 2nd Gas Fp,4 Pc Bath, And Large Unfinished Roughed In For Add'l Bdrms Or In-Law Suite.Private Fenced Lot With Lg Deck To Entertain. Pool Sized Yard. Roof & Garage Doors (2018) Inground Sprinkler Sys. Open House Sat 2-4**

Extras: **Incl Fridge, Stove, Dishwasher, Washer/Dryer, Deep Freezer, Sump Pump, Metal Gazebo, Elf's,, Window Coverings, 2 X Garage Dr Opener*Excl: Dr Chandelier,Pet Gate,Fridge In Bsmt,Freezer In Garage, Work Bench & Shving Bsmt, ,Appls As Is Cond.**

Listing Contracted With: **COLDWELL BANKER THE REAL ESTATE CENTRE, BROKERAGE 905-895-8615**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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1972 Emerald Court, Innisfil, Ontario L9S 2A1

Listing

1972 Emerald Crt Innisfil

Active / Residential Freehold / Detached

MLS®#: N5524501

List Price: \$975,000

New Listing



Simcoe/Innisfil/Alcona

Tax Amt/Yr: **\$3,485.92/2021** Transaction: **Sale**
 SPIS: **No** DOM: **4**
 Legal Desc: **Pcl Plan-4 Sec 51M605; Lt 277 Pl 51M605 Innisfil**

Style: **Bungalow** Rooms Rooms+: **4+3**
 Fractional Ownership: BR BR+: **4(2+2)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range:
 Stories: **1.0** SF Source:
 Lot Front: **42.00** Fronting On: **S**
 Lot Depth: **115.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Mill To Emerald**

PIN #: **740110060**
 Holdover: **90**
 Possession: **June Preferred**

ARN #: **431601002363446** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat:

Exterior: **Brick** Water: **Municipal**
 Drive: **Private** Sewers: **Municipal**
 Gar/Gar Spcs: **Attached Garage/2.0** Special Desig: **Unknown**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **6.00**
 Pool: **None**

Remarks/Directions

Client Rmks: **Welcome Home To This Move In Ready 2+2 Bedroom Ranch Bungalow In The Heart Of Alcona, Upon Entry You Are Greeted With 9 Foot Ceilings, Pot Lights, Crown Molding And Open Concept Living, Dining Area And Kitchen, Updated Kitchen Has Granite Counters, Generous Amount Of Cabinets And A Walkout To The Closed In Deck Area, Master Bed Has Walk In Closet And En-Suite, The Basement Has 2 Bedrooms, A 3 Pc Bath And Rec Room. A Great Place To Call Home.**

Extras: **Fridge, Gas Stove, Dishwasher, Washer, Gas Dryer, All Electrical Light Fixtures, California Shutters, Barbeque Gas Line Installed.**

Listing Contracted With: **ZOLO REALTY, BROKERAGE 416-898-8932**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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2366 Goodfellow Avenue, Innisfil, Ontario L9S 3X2

Listing

2366 Goodfellow Ave Innisfil

Active / Residential Freehold / Vacant Land
MLS®#: N5449388
List Price: \$975,000

Simcoe/Innisfil/Alcona



Tax Amt/Yr:	\$1,230.00/2021	Transaction:	Sale
SPIS:	No	DOM	95
Legal Desc:	Pt Lt 42 Pl 751 Innisfil As In Ro1351315, Cont'd		
Style:		Rooms Rooms+:	+0
Fractional Ownership:		BR BR+:	0(0+0)
Assignment:		Baths (F+H):	0(0+0)
Link:		SF Range:	
Stories:		SF Source:	
Lot Front:	65.18	Fronting On:	S
Lot Depth:	105.00		
Lot Size Code:	Feet		
Dir/Cross St:	Goodfellow Ave/Bonsecour Cres		

PIN #: **90**
 Holdover: **90**
 Possession: **30 Days**

ARN #: **431601002929600** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **(0+)**
 Waterfront: **Direct**
 Property Feat:

Utilities: **No Gas, No Hydro, No Sewers, No Cable, No Telephone**
 Water: **None**
 Sewers: **None**
 Special Desig: **Other, Unknown**

Water Name: **Simcoe, Lake**

Remarks/Directions

Client Rmks: ****Direct Waterfront** Calling Investors & Builders To Your Chance In Owning A Rare Waterfront Property Off Lake Simcoe! Opportunity To Build Your Dream Home Or Recreational Cottage Just 45 Minutes Away From Toronto! (Water, Sewer, & Gas Available On Street (As Per Town). Own Your Mobile Home Grounds/Personal Camping/Beachfront In Ontario Today!**

Extras: ****Absolute Rare Opportunity To Own Lake/Beach Front Property In Ontario!** Attention Builders & Investors! Rare Empty Lot! Perfect To Build Wfh Cottage & Getaway Close To City! Buyer/Buyer's Agent To Do Due Diligence For Intended Use!**

Listing Contracted With: **EXP REALTY, BROKERAGE 866-530-7737**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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