



JULIAN CASALLAS
 Broker
jcasallas@gmail.com
 416-509-0963
 RE/MAX HALLMARK YORK GROUP REALTY LTD., BROKERAGE

FOR SALE

90 Churchland Drive, Barrie, Ontario L4N 8P1

Listing

90 Churchland Dr Barrie

Active / Residential Freehold / Detached

MLS®#: S5528491

List Price: **\$699,000**

New Listing



Simcoe/Barrie/400 West

Tax Amt/Yr:	\$3,291.00/2021	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	Pcl 262-1 Sec 51M580; Lt 262 PI 51M580; Barrie		
Style:	2 Storey	Rooms Rooms+:	7+1
Fractional Ownership:		BR BR+:	4(3+1)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	
Stories:	2.0	SF Source:	
Lot Front:	29.60	Fronting On:	W
Lot Depth:	101.50		
Lot Size Code:	Feet		
Dir/Cross St:	Mapleview Dr/Essa Rd		
Seller:	Victoria Repin & Denis Repin		
Recent:	03/08/2022 : NEW		

PIN #:		ARN #:	434204001772470	Contact After Exp:	No
Holdover:	120			Occupancy:	Tenant
Possession:	Tba			Possession Date:	2022-06-01
Kitch Kitch +	1 (1+0)	Exterior:	Brick, Vinyl Siding	Water:	Municipal
Fam Rm:	Yes	Drive:	Private	Sewers:	Municipal
Basement:	Yes/Finished	Gar/Gar Spcs:	Built In Garage/1.0	Special Desig:	Unknown
Fireplace/Stv:	Yes	Drive Pk Spcs:	4.00		
Heat:	Forced Air, Gas	Tot Pk Spcs:	5.00		
A/C:	Yes/Central Air	Pool:	None		
Property Feat:	Park, Ravine, School				

Remarks/Directions

Client Rmks: Barrie House In Sought-After Neighbourhood, Cozy 3Br Detached, Backing Into A Park(Ravine) With Finished Basement, Large Fenced Yard & Large Driveway.No Neighbours Behind.Newer Finished Basement With A Shower Ensuite.Stainless-Steel Appliances. Basement Waterproofed Under Deck. Nestled On West Exposed Pie-Shaped Lot - Perfect Sense Of Privacy W/ Stately Oak Tree - Backing Park (No House),Raised Deck.See More Photo+3D Tour.

Extras: S/S Fridge, S/S Stove, S/S Range Hood, Washer, Dryer. Tenant Is Willing To Stay.

Broker Rmks: Hwt Is Rental.A/C+Furnace Rental \$192/Month.Showing Times Are Restricted Due To Tenants. Closing Is Flexible But Must Accommodate Tenant Notice. Offers March 21 7Pm (Register By 6Pm).

Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise:	Yes	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	<u>SUTTON GROUP-ADMIRAL REALTY INC., BROKERAGE</u>			Phone:	416-739-7200
List Brkr Addr:	<u>1206 Centre Street, Thornhill L4J 3M9</u>			Fax:	416-739-9367
List Salesperson:	<u>ALISA FULSHTINSKY, Salesperson</u>			Phone:	416-841-0032
Contract Date:	03/08/2022	Leased Terms:			
Cancellation Date:		Expiration Date:	05/09/2022	Original \$:	\$699,000
Last Update:	03/08/2022	CB Comm:	2.5%		

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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44 D'ambrosio Drive N, Barrie, Ontario L4N 6V6

Listing

44 D'ambrosio Dr N Barrie**Active / Residential Freehold / Detached**MLS® #: **S5528314**List Price: **\$699,000**

New Listing

**Simcoe/Barrie/Painswick North**

Tax Amt/Yr: **\$4,066.00/2022** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **Pcl 129-2 Sec 51M313; Pt Lt 129 Pl 51M313 Pts 95,**

Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1100-1500**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **29.53** Fronting On: **N**
 Lot Depth: **131.49**
 Lot Size Code: **Feet**

Zoning: **Rm1**
 Dir/Cross St: **Knically Rd/D'ambrosio Dr**

Seller: **Miller, Michael**
 Recent: **03/08/2022 : NEW**

PIN #: **587400075**
 Holdover: **60**
 Possession: **1-29 Days**

ARN #: **434205000321045**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **16-30**
 Property Feat: **Cul De Sac, Public Transit**

Exterior: **Alum Siding**
 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: **Top 5 Reasons You Will Love This Home: 1) Beautiful Curb Appeal Coupled With A Double Wide Driveway With Interlocking Walkways 2) Finished From Top-To-Bottom With Desired Features Including A Custom Kitchen, And California Shutters Throughout 3) Fully Finished Basement Featuring A Sprawling Layout, Creating Additional Living, Or Entertaining Space 4) Fully Fenced Backyard 5) Central Location, Close To Schools, Shopping Opportunities, And Commuter Routes.**

Extras: **Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Existing Window Coverings, A Selection Of Existing Light Fixtures, Garage Door Opener And Remotes, Garden Shed. Excl: Freezer, Chandelier, Desk, Hall Cabinet & Mirror.**

Broker Rmks: **For Full Legal Des, Visit Geowarehouse. Offer Pres March 14 At 1Pm. Send Offers To Kimberly@Faristeam.Ca By 12Pm. Seller Reserves The Right To Review Pre-Empt Offers & Change Offer Pres Date. Sched B To Be Attdhd To All Offers. Rntl: Hot Water Heater.**

Appointments: **Tlo**

Mortgage Comments:

Brokerage Information

Financing: **--**Perm to Advertise: **No**Contact After Expired: **No**

Buyer Agency Compensation Remarks:

List Brokerage: **[FARIS TEAM REAL ESTATE, BROKERAGE](#)**List Brkr Addr: **6288 Yonge Street, Innisfil L0L 1K0**List Salesperson: **[MARK FARIS, Broker](#)**List Brokerage 2: **[FARIS TEAM REAL ESTATE, BROKERAGE](#)**List Brkr 2 Addr: **6288 Yonge Street, Innisfil L0L 1K0**List Salesperson 2: **[KIMBERLY SAUNDERS, Salesperson](#)**Contract Date: **03/08/2022**

Leased Terms:

Cancellation Date:

Expiration Date: **07/08/2022**Last Update: **03/08/2022**CB Comm: **2.5%****Prepared By: JULIAN CASALLAS, Broker****Date Prepared: 03/08/2022**

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145 Monique Crescent, Barrie, Ontario L4M 6Z3

Listing

145 Monique Cres Barrie

Active / Residential Freehold / Detached

MLS® #: S5516407

List Price: **\$699,000**

New Listing



Simcoe/Barrie/East Bayfield

Tax Amt/Yr:	\$4,205.41 / 2021	Transaction:	Sale
SPIS:	No	DOM	8
Legal Desc:	Lot 125, Plan 51M682, Barrie		
Style:	Bungalow Raised	Rooms Rooms+:	10+0
Fractional Ownership:		BR BR+:	4(2+2)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	700-1100
Stories:		SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	49.38	Fronting On:	N
Lot Depth:	114.76		
Lot Size Code:	Feet		
Zoning:	Res		
Dir/Cross St:	Hanmer To Cassandra To Monique		

Seller: **Phillip Valentin Stoppert**Recent: **02/28/2022 : NEW**

PIN #: **589281803**
 Holdover: **30**
 Possession: **July 2022**

ARN #: **434202102938228**

Contact After Exp: **No**
 Occupancy: **Tenant**
 Possession Date:

Kitch Kitch + **2 (1+1)**
 Fam Rm: **No**
 Basement: **Yes/Apartment, Separate Entrance**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **16-30**
 Property Feat: **Golf, Park, Rec Centre**

Exterior: **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: **Attention Investors. Detached Home In Highly Desirable Location Steps Away From Schools, Rec Centre, Malls And Golf. Upper Unit 2 Bed 1 Bath Open Concept Floor Plan With W/O To Deck. Lower Level Is 2 Bed 1 Bath Unit With Separate Entrance. Walk Up From Garage. Situated On A Corner Lot. Room For 4 Car Parking On Driveway (No Sidewalk). Roof Done In 2016, Unistone Front Walkway and Side Walkway 2017, 8X10 Shed In Backyard 2019, Garbage Storage Shed 2019.**

Extras: **Under Contract: Furnace, Hot Water Heater Inclusions: Dishwasher, Dryer, Washer, Refrigerator X2, Stove X2 Exclusions: Tenants Belongings.**

Broker Rmks: **Offer Presentation Is Mon Mar 7 At 5Pm. Please Have All Offers To Blair.Smithc21@Gmail.Com. Attach Schedule B. Upper Unit Rent Is 1620.00 Plus Cable & Internet And Is Month To Month. Lower Level Will Be Vacant July 5th (N11 Signed).**

Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise:	Yes	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE			Phone:	705-737-3664
List Brkr Addr:	355 Bayfield Street Suite B, Barrie L4M 3C3			Fax:	705-735-6960
List Salesperson:	BLAIR SMITH, Salesperson			Phone:	705-623-4005
Contract Date:	02/28/2022	Leased Terms:			
Cancellation Date:		Expiration Date:	05/31/2022	Original \$:	\$699,000
Last Update:	03/01/2022	CB Comm:	2.25% + Hst		

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

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77 Holgate Street, Barrie, Ontario L4N 2T8

Listing

77 Holgate St Barrie
Active / Residential Freehold / Detached

MLS®#: S5519951
List Price: \$699,888
New Listing

**Simcoe/Barrie/Allandale**

Tax Amt/Yr: **\$3,754.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **6**
 Legal Desc: **Lt 11 Pl 1074 Barrie; Barrie**
 Style: **Bungalow** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **4(4+0)**
 Assignment: Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1500-2000**
 Stories: **1.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **48.00** Fronting On: **N**
 Lot Depth: **149.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Holgate X Bayview**

Seller: **Lowery, Emily Claire; Lowery, Christopher Thomas**
 Recent: **03/02/2022 : NEW**

PIN #: ARN #: **43420400090560** Contact After Exp: **No**
 Holdover: **0** Occupancy: **Owner**
 Possession: **Tbd** Possession Date:
 Kitch Kitch + **1 (1+0)** Exterior: **Alum Siding, Brick** Water: **Municipal**
 Fam Rm: **Yes** Drive: **Available** Sewers: **Municipal**
 Basement: **No/None** Gar/Gar Spcs: **None/0.0** Special Desig: **Unknown**
 Fireplace/Stv: **Yes** Drive Pk Spcs: **3.00**
 Heat: **Other Fuel, Radiant** Tot Pk Spcs: **3.00**
 A/C: **Yes/Central Air** Pool: **None**
 Apx Age: **51-99**
 Property Feat:

Remarks/Directions

Client Rmks: **Original 1960S Bungalow Full Of Charm And Light- This Is No Cookie Cutter! What A Great Place To Embrace Your Retro Style & Add Modern Touches, Or Start Fresh With A Blank Canvas To Renovate Your Dream Home (Architectural Plans Available). This Spacious Home Offers Endless Possibilities. Over 1700 Sq. Ft. Of Solid, Spacious, Open-Concept Living. The Kitchen Overlooks The Living Area & An Incredible 4 Season Sun Room Floor To Ceiling Sun.**

Extras: **W/O To A Huge, Private Yard, Offering Possible Rear Yard Driveway For Garden Suite Or Large Garage. Possibility For Above Grade Secondary Suite (Former Garage Space) W Separate Entry & Gas Fireplace. Steel Roof, Hrwd Floors. See Attachments**

Broker Rmks: **Offers To Be Reviewed 03/08 Register By 4Pm. Sellers Reserves The Right To Entertain Pre Emptive W 24 Hrs Irrev. Jet Tub And Radiant Baseboard In Former Garage Not Warranted**

Mortgage Comments:

Brokerage Information

Financing: -- Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE** Phone: **705-721-9111**
 List Brkr Addr: **355 Bayfield Street Suite B, Barrie L4M 3C3** Fax: **705-721-9182**
 List Salesperson: **CHAD TRAYNOR, Salesperson** Phone: **705-715-8023**
 Contract Date: **03/02/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/02/2022** Original \$: **\$699,888**
 Last Update: **03/02/2022** CB Comm: **2.25% + Hst**

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

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9 Aleda Street, Barrie, Ontario L4N 2A2

Listing

9 Aleda St Barrie
Active / Residential Freehold / Detached

MLS®#: S5521734
List Price: \$699,900
New Listing



Simcoe/Barrie/Sunnidale

Tax Amt/Yr: **\$3,790.96/2021** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **Lt 11 Pl 1140 Barrie; Barrie**
 Style: **Bungalow** Rooms Rooms+: **5+5**
 Fractional Ownership: BR BR+: **4(2+2)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range:
 Stories: **1.0** SF Source:
 Lot Front: **50.00** Fronting On: **E**
 Lot Depth: **120.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Sunnidale-Shirely-Aleda**
 Seller: **Smith, Sheldon Howard; Smith, Patti Ann**
 Recent: **03/03/2022 : NEW**

PIN #: ARN #: Contact After Exp: **No**
 Holdover: **60** Occupancy: **Tenant**
 Possession: **Tbd** Possession Date:
 Kitch Kitch + **2 (1+1)** Exterior: **Brick** Water: **Municipal**
 Fam Rm: **No** Drive: **Pvt Double** Sewers: **Municipal**
 Basement: **Yes/Finished, Full** Gar/Gar Spcs: **Detached Garage/2.0** Special Desig: **Unknown**
 Fireplace/Stv: **No** Drive Pk Spcs: **5.00**
 Heat: **Forced Air, Gas** Tot Pk Spcs: **7.00**
 A/C: **Yes/Central Air** Pool: **None**
 Property Feat: **Park, Place of Worship, Public Transit**

Remarks/Directions

Client Rmks: **Perfect For Buyers Looking For A Mortgage Helper Or Investors Looking To Grab A Great Investment. The Main Flr Of This Home Offers 2 Bed, A 4Pc Bath, A Lrg Eat In Kitchen With Ample Cupboard Space. The Liv Rm Is Perfect For Entertaining. The Laundry Rm Offers A Great Space For A Mud Rm And Is A Great Path To The Lrg Back Deck, Which Leads To A Massive Driveway. Huge Detached 2 Car Garage With Lots Of Storage. Lwer Lvl Has 2 Bed, Kit & 3Pc Bath With Lrg Liv Rm**

Extras: **Incl- Fridge(2), Stove(2), Washer(2), Dryer(2), Dishwasher. Excl- Tenant's Belongings**

Broker Rmks: **Offer Review Will Be Sunday March 6 2022 @ 7Pm. Please Submit All Offers By 6Pm. Seller Reserves The Right To Review And/Or Accept Preemptive Offers With Enough Notice. Inside Photos Are Before Current Tenants Moved In.**

Mortgage Comments:

Brokerage Information

Financing: -- Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **ROYAL LEPAGE FIRST CONTACT REALTY, BROKERAGE** Phone: **705-728-4067**
 List Brkr Addr: **299 Lakeshore Drive Unit 202, Barrie L4N 7Y9** Fax: **705-728-5684**
 List Salesperson: **MATTHEW MCINNIS, Salesperson** Phone: **705-791-1295**
 Contract Date: **03/03/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/02/2022** Original \$: **\$699,900**
 Last Update: **03/03/2022** CB Comm: **2.5%+Hst**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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23 Burke Drive, Barrie, Ontario L4N 7J3

Listing

23 Burke Dr Barrie
Active / Residential Freehold / Detached

MLS® #: S5521257
List Price: \$699,900
New Listing



Simcoe/Barrie/West Bayfield

Tax Amt/Yr:	\$3,291.00/2021	Transaction:	Sale
SPIS:	No	DOM	5
Legal Desc:	Lot 180 Plan 51M-421		
Style:	2 Storey	Rooms Rooms+:	5+1
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	1100-1500
Stories:	2.0	SF Source:	
Lot Irreg:		Lot Acres:	
Lot Front:	12.00	Fronting On:	E
Lot Depth:	33.33		
Lot Size Code:	Metres		
Zoning:	Res		
Dir/Cross St:	Livingstone/Bayfield		

Seller: **Wendy Devitt Davis And Donald Davis**
 Recent: **03/03/2022 : NEW**

PIN #:	588980131	ARN #:	434203102437608	Contact After Exp:	No
Holdover:	30			Occupancy:	Owner
Possession:				Possession Date:	2022-05-12

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/1.0	Special Desig:	Unknown
Fireplace/Stv:	No	Drive Pk Spcs:	2.00		
Heat:	Forced Air, Gas	Tot Pk Spcs:	3.00		
A/C:	Yes/Central Air	UFFI:	No		
Apx Age:	16-30	Pool:	None		
Property Feat:	Lake/Pond/River, Level, Public Transit, Public Transit				

Remarks/Directions

Client Rmks: **All Brick 3 Bedroom 2 Bath Home Centrally Located In A Great Family Neighbourhood. Main Floor Consists Of Living/Dining Area, Kitchen With Stainless Appliances With Sliding Doors To A Fully Fenced Yard With Deck And Shed. Upper Level Has 3 Bedrooms And A 4 Pc Bath. Basement Is Finished With A 3 Piece Bath And Recreation Room. Roof And Windows Replaced 2014. Single Car Garage And Unistone Driveway. 5 Minute Walk To Georgian Mall, Walmart, Zehrs.**

Extras: **Fridge/Stove/Washer/Dryer/Window Coverings/Shed. Water Softener Disabled (As Is)**

Broker Rmks: **Please Send All Offers To Jason.S.Carpenter@gmail.Com March 8th. Submit With 801 By 4:00Pm Please With Irrevocable Of 11:59Pm That Evening. May 12 Closing Preferred.**

Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise:	Yes	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE			Phone:	705-721-9111
List Brkr Addr:	355 Bayfield Street Suite B, Barrie L4M 3C3			Fax:	705-721-9182
List Salesperson:	JASON CARPENTER, Salesperson			Phone:	705-790-4346
Contract Date:	03/03/2022	Leased Terms:			
Cancellation Date:		Expiration Date:	06/30/2022	Original \$:	\$699,900
Last Update:	03/03/2022	CB Comm:	2.5%		

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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255 Letitia Street, Barrie, Ontario L4N 4Z1

Listing

255 Letitia St Barrie

Active / Residential Freehold / Detached

MLS® #: S5518195

List Price: **\$699,900**

New Listing



Simcoe/Barrie/Letitia Heights

Tax Amt/Yr:	\$3,023.02/2021	Transaction:	Sale
SPIS:	No	DOM:	7
Legal Desc:	Pcl 237-1 Sec M108; Lt 237 Pl M108 ; S/T ...		
Style:	Bungalow	Rooms Rooms+:	5+2
Fractional Ownership:		BR BR+:	4(3+1)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	700-1100
Stories:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	29.85	Fronting On:	E
Lot Depth:	124.79		
Lot Size Code:	Feet		
Zoning:	R3		
Dir/Cross St:	Leacock/Browning/Letitia		
Seller:	Kelsey Halden And Jeffrey Halden		
Recent:	03/01/2022 : NEW		

PIN #: **587720015**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **434203102010900**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished, Separate Entrance**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Apx Age: **31-50**
 Property Feat: **Place of Worship, Public Transit, Rec Centre, School**

Exterior: **Vinyl Siding**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **5.00**
 Tot Pk Spcs: **5.00**
 UFFI: **No**
 Pool: **None**

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

Remarks/Directions

Client Rmks: **Family Home In A Mature & Convenient Location! Bright & Inviting Family Home Set In A Mature Neighbourhood Close To Parks, Schools, Amenities & Conveniences. Set On A Tidy Lot With A Fenced Yard With Beautiful Garden Beds & A Shed With 15-Amp Service! Newer Furnace & A/C (2020), H/Wood Flooring, Central Vac, Reverse Osmosis System, & Separate Basement Entrance! Come & Experience All This #hometostay Has To Offer! Visit Our Site For More Info & A 3D Tour!**

Extras: **Inclusions: Built-In Microwave, Central Vac, Dishwasher, Dryer, Refrigerator, Stove, Washer / Rental: Hot Water Heater**

Broker Rmks: **Do Not Schedule Showing If Any Party Is Feeling Unwell. 24 Hr Irrev Req. Attach Sched B To Offers. Wear Mask & Touch As Little As Possible. Use Broker Bay Link To Book Showings. Total Fin Sqft: 1291. Photos May Have Been Virtually Rendered.**

Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise:	Yes	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	RE/MAX HALLMARK PEGGY HILL GROUP REALTY, BROKERAGE	Phone:	705-739-4455	Fax:	866-919-5276
List Brkr Addr:	374 Huronia Road #101, Barrie L4N 8Y9	Phone:	705-739-4455	Phone:	705-739-4455
List Salesperson:	PEGGY HILL, Broker	Fax:	1866-919-5276	Phone:	647-504-5425
List Brokerage 2:	RE/MAX HALLMARK PEGGY HILL GROUP REALTY, BROKERAGE	Original \$:	\$699,900		
List Brkr 2 Addr:	374 Huronia Road #101, Barrie L4N 8Y9	Leased Terms:			
List Salesperson 2:	NICOLE STADEN, Salesperson	Expiration Date:	06/01/2022		
Contract Date:	03/01/2022	CB Comm:	2.5% + Hst		
Cancellation Date:					
Last Update:	03/08/2022				

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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19 Peregrine Road, Barrie, Ontario L4M 6P9

Listing

19 Peregrine Rd Barrie
Active / Residential Freehold / Detached

MLS®#: S5522216
List Price: \$709,900
New Listing



Simcoe/Barrie/400 North

Tax Amt/Yr:	\$3,144.58/2021	Transaction:	Sale
SPIS:	No	DOM:	5
Legal Desc:	Pcl 175-1 Sec 51M623; Lt 175 Pl 51M623; Barrie		
Style:	2 Storey	Rooms Rooms+:	10+0
Fractional Ownership:		BR BR+:	4(3+1)
Assignment:		Baths (F+H):	2(1+1)
Link:	No	SF Range:	1100-1500
Stories:	2.0	SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	32.81	Fronting On:	E
Lot Depth:	111.55		
Lot Size Code:	Feet		
Dir/Cross St:	19 Peregrine Road, Barrie		

Seller: **Derek David Jones And Courtney Doreen Anderson**
 Recent: **03/03/2022 : NEW**

PIN #: **589700060**
 Holdover: **30**
 Possession: **Flexible**

ARN #:

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **16-30**
 Waterfront: **None**
 Property Feat: **Park, Public Transit, Rec Centre**

Exterior: **Brick**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **5.00**
 Pool: **AboveGround**

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

Remarks/Directions

Client Rmks: **All-Brick Detached 2-Storey Home In Barrie's North End. Minutes From Highway 400, Rvh, Little Lake, Schools, Shopping And Restaurants. Parking For 4 Vehicles On The Expansive Double-Wide Driveway. This Bright, Open-Concept Layout Features Tons Of Upgrades Including Freshly Painted Kitchen Cabinetry And Modern Stainless-Steel Appliances. Fully Fenced Backyard With A Spacious Patio And Gazebo. Upstairs, You Will Find 3 Sizeable Bedrooms And 4-Piece Bath.**

Extras: **Roof (2017), Front & Garage Door (2018), Kitchen/Front Entry Vinyl Flooring (2018), Reno'd Powder Room (2016), S/S Appliances (2018), Washer/Dryer (2018), Updated Kitchen (2017), Gas Bbq Hookup And Updated Electrical (Tamper-Proof Plugs).**

Broker Rmks: **Reviewing Offers On Wednesday, March 9th At 6 Pm. Please Have All Offers Submitted By 5 Pm. No Preemptive Offers. Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings, All Elfs, Keypad Door Lock, Gazebo. Exclusions: Thermostat & Doorbell.**

Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise:	Yes	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	PARKER COULTER REALTY BROKERAGE INC., BROKERAGE			Phone:	249-495-6444
List Brkr Addr:	360 Shanty Bay Rd, Barrie L4M 1E7			Fax:	000-000-0000
List Salesperson:	PARKER COULTER, Broker of Record			Phone:	249-495-6444
Contract Date:	03/03/2022	Leased Terms:			
Cancellation Date:		Expiration Date:	06/03/2022	Original \$:	\$709,900
Last Update:	03/03/2022	CB Comm:	2.5%		

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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45 Brock Street, Barrie, Ontario L4N 2L8

Listing

45 Brock St Barrie

Active / Residential Freehold / Detached

MLS® #: **S5528007**

List Price: **\$749,900**

New Listing



Simcoe/Barrie/Lakeshore

Tax Amt/Yr: **\$2,872.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **Pt Lt 43 E/S Charles St, 44 E/S Charles St Pl 25 B**
 Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **33.50** Fronting On: **S**
 Lot Depth: **122.00**
 Lot Size Code: **Feet**
 Zoning: **Rm2**
 Dir/Cross St: **Bradford St/Brock St**

Seller: **Reid, Mandy Louise; Gold, Ian David**

Recent: **03/08/2022 : NEW**

PIN #: **587940070**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **434204000100500**

Contact After Exp: **No**
 Occupancy: **Owner**
 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: **100+**
 Property Feat: **Public Transit, Wooded/Treed**

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Detached Garage/0.0**
 Drive Pk Spcs: **5.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**

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

Remarks/Directions

Client Rmks: **Top 5 Reasons You Will Love This Home: 1) Century Home Boasting 9' Ceilings, 10" Baseboards, And Stained Glass Throughout 2) Upgrades Throughout Including A New Furnace And Air Conditioner (2021), And Electrical, Plumbing, And Insulation 3) Deep And Fully Fenced Backyard With A Patio 4) Great Commuter Location 5) Within Walking Distance To Parks, Restaurants, Lake Simcoe, Centennial Beach, And Just A Short Distance To The Core Of Downtown.**

Extras: **Inclusions: Fridge, Freezer Stove, Dishwasher, Washer, Dryer (X2), Television Mount (X2).**

Broker Rmks: **For Full Legal Description, Visit Geowarehouse. 24 Hour Irrev. Schedule B To Be Attached To All Offers. Exclusions: Electric Fireplace.**

Appointments: **Tlo**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **FARIS TEAM REAL ESTATE, BROKERAGE** Phone: **705-797-8485**
 List Brkr Addr: **6288 Yonge Street, Innisfil L0L 1K0** Fax: **705-797-8486**
 List Salesperson: **MARK FARIS, Broker** Phone: **705-797-8485**
 List Brokerage 2: **FARIS TEAM REAL ESTATE, BROKERAGE** Phone: **705-797-8485**
 List Brkr 2 Addr: **6288 Yonge Street, Innisfil L0L 1K0** Fax: **705-797-8486**
 List Salesperson 2: **MICHAEL ROBERT BALCHIN, Broker** Phone: **705-797-8485**
 Contract Date: **03/08/2022** Leased Terms:
 Cancellation Date: **06/25/2022** Expiration Date:
 Last Update: **03/08/2022** CB Comm: **2.5%** Original \$: **\$749,900**

Prepared By: **JULIAN CASALLAS, Broker**

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

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173 Codrington Street, Barrie, Ontario L4M 1R9

Listing

173 Codrington St Barrie
Active / Residential Freehold / Detached

MLS® #: S5526215
List Price: \$749,900
 New Listing



Simcoe/Barrie/Codrington

Tax Amt/Yr:	\$4,229.79/2021	Transaction:	Sale
SPIS:	No	DOM	1
Legal Desc:	Lt 18 Pl 965 Barrie; Barrie		
Style:	Bungalow	Rooms Rooms+:	5+2
Fractional Ownership:		BR BR+:	3(2+1)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	700-1100
Stories:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	50.00	Fronting On:	S
Lot Depth:	120.00		
Lot Size Code:	Feet		
Zoning:	R2		
Dir/Cross St:	St Vincent St/Codrington St		

Seller: **Scott Thomas Shearer**
 Recent: **03/07/2022 : NEW**

PIN #:	588210024	ARN #:	434202200102800	Contact After Exp:	No
Holdover:	60	Occupancy:	Owner	Possession Date:	
Possession:	Flexible				
Kitch Kitch +	1 (1+0)	Exterior:	Brick	Utilities:	Gas, Hydro Available, Sewers, Cable Available, Telephone Available
Fam Rm:	No	Drive:	Pvt Double	Water:	Municipal
Basement:	Yes/Finished, Separate Entrance	Gar/Gar Spcs:	Attached Garage/1.0	Sewers:	Municipal
Fireplace/Stv:	Yes	Drive Pk Spcs:	5.00	Special Desig:	Unknown
Heat:	Forced Air, Gas	Tot Pk Spcs:	6.00		
A/C:	Yes/Central Air	Pool:	None		
Apx Age:	51-99				
Property Feat:	Beach, Lake/Pond, Marina, Park, Public Transit, School				

Remarks/Directions

Client Rmks: **Beautifully Updated Home In An Ideal Location! An Ideal Home In A Convenient Location Close To Amenities, Shopping, Beach, Rvh & Downtown Barrie. Updates Include A/C (2020), Carpet (2022) & Newer Shingles. Open Concept Updated Kitchen Boasting Quartz Counter, Pot Lights & S/S Appliances. Fully Finished Basement W/Rec Room & 3rd Bedroom. Fenced Yard W/ Newer Privacy Wall & Deck, Gas Bbq Hookup & 8 X 16 Ft Fenced Garden. Visit Our Site For More Info & 3D Tour!**

Extras: **Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings, Fire Pit / Exclusions: Tv & Mount In Family Room, Shelving In Dining Room, Shelving Unit In Main Floor Bedroom / Rental: Hot Water Heater**

Broker Rmks: **Offer Presentation On Mar 14 At 6P. Submit All Offers By 5P With A 24 Irrev To Alysha@Peggyhill.Com. No Pre-Emptive Offers. Att Sch B To Offers. Do Not Sch Showing If Unwell. Wear Mask & Touch As Little As Possible. Use Broker Bay Link To Book Shows. Total Fin Sqft:1445.**

Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise:	Yes	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	RE/MAX HALLMARK PEGGY HILL GROUP REALTY, BROKERAGE	Phone:	705-739-4455	Fax:	866-919-5276
List Brkr Addr:	374 Huronia Road #101, Barrie L4N 8Y9	Phone:	705-739-4455	Phone:	705-739-4455
List Salesperson:	PEGGY HILL, Broker	Fax:	1866-919-5276	Phone:	705-718-0538
List Brokerage 2:	RE/MAX HALLMARK PEGGY HILL GROUP REALTY, BROKERAGE	Original \$:	\$749,900		
List Brkr 2 Addr:	374 Huronia Road #101, Barrie L4N 8Y9				
List Salesperson 2:	ALYSHA ALCAIDE, Salesperson				
Contract Date:	03/07/2022	Leased Terms:			
Cancellation Date:		Expiration Date:	06/07/2022		
Last Update:	03/07/2022	CB Comm:	2.5% + Hst		

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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6 Whitehorn Crescent, Barrie, Ontario L4N 8E3

Listing

6 Whitehorn Cres Barrie

Active / Residential Freehold / Detached

MLS® #: S5525992

List Price: **\$749,900**

New Listing



Simcoe/Barrie/Holly

Tax Amt/Yr: **\$3,681.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **Pcl 125-1 Sec 51M540; Lt 125 PI 51M540; S/T Right**

Style: **Backsplit** Rooms Rooms+: **4+3**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **700-1100**
 Stories: SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **42.65** Fronting On: **S**
 Lot Depth: **114.83**
 Lot Size Code: **Feet**

Zoning: **R3**
 Dir/Cross St: **Whitehorn Cres/Columbia Rd**

Seller: **Robbins, Lisa; Robbins, William**
 Recent: **03/07/2022 : NEW**

PIN #: **587290682**
 Holdover: **60**
 Possession: **90+ Days**

ARN #: **434204001766176**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **16-30**
 Property Feat: **Place of Worship, Rec Centre**

Exterior: **Brick, Vinyl Siding**
 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: **Top 5 Reasons You'll Love This Home: 1) 4-Level Backsplit With A Brick & Vinyl Siding Exterior & A Functional Layout For The Entertainer 2) Open-Concept Main Level With A Renovated Kitchen (2019) & The Included Appliances 3) Fully Finished Basement With A Recreation Room & A Bedroom 4) Double Wide Driveway & An Oversized Garage With Inside Entry 5) Fully Fenced Backyard With A Deck, A Gazebo, & Mature Trees. 1,818 Fin.Sq.Ft. Age 26.**

Extras: **Inclusions: Fridge, Stove, Microwave, Dishwasher, Blinds And Rods, All Existing Light Fixtures, Gazebo.**

Broker Rmks: **Offer Presentation Sunday, March 13 At 8Pm. All Offers Are To Be Submitted To Tina Mccarty At Tina@Faristeam.Ca By 6Pm On March 13. Attach Sched B To All Offers. Full Legal Description, Visit Geowarehouse. Rentals: Hot Water Heater. Excl: Washer, Dryer, Curtains.**

Appointments: **Tlo**

Mortgage Comments:

Brokerage Information

Financing: **--**
 Buyer Agency Compensation Remarks:

Perm to Advertise: **No**

Contact After Expired: **No**

List Brokerage: **FARIS TEAM REAL ESTATE, BROKERAGE**

List Brkr Addr: **6288 Yonge Street, Innisfil L0L 1K0**

List Salesperson: **MARK FARIS, Broker**

List Brokerage 2: **FARIS TEAM REAL ESTATE, BROKERAGE**

List Brkr 2 Addr: **117 Young St Unit 11, Alliston L9R 0E9**

List Salesperson 2: **TINA LOUISE MCCARTY, Salesperson**

Contract Date: **03/07/2022**

Leased Terms:

Cancellation Date:

Expiration Date: **07/12/2022**

Last Update: **03/07/2022**

CB Comm: **2.5%**

Phone: **705-797-8485**

Fax: **705-797-8486**

Phone: **705-797-8485**

Phone: **705-530-2305**

Fax: **705-797-8486**

Phone: **705-530-2305**

Original \$: **\$749,900**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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289 Crawford Street, Barrie, Ontario L4N 6P6

Listing

289 Crawford St Barrie**Active / Residential Freehold / Detached**MLS® #: **S5516880**List Price: **\$749,900**

New Listing

**Simcoe/Barrie/Ardagh**

Tax Amt/Yr: **\$4,000.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **8**
 Legal Desc: **Pcl 17-1 Sec 51M277; Lt 17 Pl 51M277; S/T Lt89565**

Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **5(3+2)**
 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: **50.03** Fronting On: **W**
 Lot Depth: **140.22**
 Lot Size Code: **Feet**

Zoning: **R2**
 Dir/Cross St: **Ardagh To Crawford**

Seller: **Samantha Shead (Rrea) & Bradley Boyle**
 Recent: **02/28/2022 : NEW**

PIN #: **587610110**
 Holdover: **30**
 Possession: **Flex**

ARN #: **434204001719117**

Contact After Exp: **No**
 Occupancy: **Tenant**
 Possession Date: **2022-05-01**

Kitch Kitch + **2 (1+1)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Separate Entrance**

Exterior: **Vinyl Siding**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 UFFI: **No**
 Pool: **None**

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

Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **16-30**
 Property Feat: **Hospital, Park, Public Transit, School**

Remarks/Directions

Client Rmks: **Attention Investors & Home Buyers! This Immaculate Bungalow Located In The Highly Desired Ardagh Neighborhood With A Premium Lot 50*140, 3 Bedrooms Main Floor & 2 Bedrooms Downstairs, Separate Entrance To Finished Basement With 2nd Kitchen, Bathroom & Laundry For Extended Family. Attached Garage & Wide 2 Parking Space On Driveway, Brand New Vinyl Floors Throughout, Spacious Living Area With Large Bay Windows Bringing In Lots Of Natural Light. A Must See!**

Extras: **Fridge X2, Stove X2, Dishwasher X2, Washer & Dryer X2, Window Coverings, Water Softener, Garden Shed**

Broker Rmks: **This Is A Posting For Samantha Shead (Rrea) Direct 905-464-5058 *24 Hrs Notice For All Showings. No Showings Past 8 Pm. Tenanted On Main Floor, Vacant Apr 1. All Offers Being Reviewed March 8. Register By 3:00 Pm. Irr. 11 Pm. Email Offers To Samantha.Shead01@gmail.Com.**

Appointments: **Brokerbay**

Mortgage Comments:

Brokerage Information

Financing: **--**
 Buyer Agency Compensation Remarks:

Perm to Advertise: **Yes**

Contact After Expired: **No**

List Brokerage: **NEW WORLD 2000 REALTY INC., BROKERAGE**

List Brkr Addr: **384 Winfield Terrace, Mississauga L5R 1N8**

List Salesperson: **BRUNO F. CRISTINI, Broker**

Contract Date: **02/28/2022**

Cancellation Date:

Last Update: **02/28/2022**

Leased Terms:

Expiration Date: **04/30/2022**

CB Comm: **2%+Hst**

Phone: **800-704-2334**

Fax: **800-613-9925**

Phone: **905-464-5058**

Original \$: **\$749,900**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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280 Cook Street, Barrie, Ontario L4M 4H8

Listing

280 Cook St Barrie

Active / Residential Freehold / Detached

MLS® #: S5526914

List Price: **\$750,000**

New Listing



Simcoe/Barrie/Grove East

Tax Amt/Yr: **\$4,022.56/2021** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **Plan 1607 Lot 107; S/T Ro362062, Ro36222526 Barrie**

Style: **Sidesplit** Rooms Rooms+: **5+5**
 Fractional Ownership: BR BR+: **6(6+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range:
 Stories: SF Source:
 Lot Front: **50.00** Fronting On: **E**
 Lot Depth: **110.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Cook North Of Grove**

Seller: **Qiang Hu**
 Recent: **03/07/2022 : NEW**

PIN #: **588310245**
 Holdover: **30**
 Possession: **Tbd**

ARN #: **434201201212500**

Contact After Exp: **No**
 Occupancy: **Vacant**
 Possession Date: **2022-04-15**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Partially Finished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **No/None**
 Apx Age: **31-50**
 Waterfront: **None**
 Property Feat: **Hospital, Library, Public Transit, School**

Exterior: **Brick, Wood**
 Drive: **Private**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**

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

Remarks/Directions

Client Rmks: **Fantastic Investment Opportunity! 6 Bedroom House Just 2 Mins Walk To Georgian College. Newly Reno. Total 1778 Sqft . New Range And Dish Washer And Washer. 2018 Furnace, 2019 Water Heater. Completely New Kitchen. All Bedrooms Above Ground - No Bedrooms In The Basement. Single Car Garage. Around \$3,200/Mo Gross Income. Easy To Rent. Walk Out To Deck From Kitchen. Big Back Yard, Good For Bbq.**

Extras: **Fridge, Stove, Dishwasher, Washer, Dryer, Hwt. All Rooms Sizes Approximate - Buyer To Verify. Showing Any Time.**

Broker Rmks: **Please Submit All Offers By 6Pm Mar 13th, 2022 To Garydiao@Yahoo.Com. The Sellers Reserve The Right To Review & Accept Strong Preemptive Offers With 24 Hour Irrevocable. All Offers Must Include Schedule B. All Measurements & Information To Be Verified By Buyer & Buyers Agent.**

Mortgage Comments:

Brokerage Information

Financing: **--**
 Buyer Agency Compensation Remarks:

Perm to Advertise: **Yes**Contact After Expired: **No**List Brokerage: [JDL REALTY INC., BROKERAGE](#)List Brkr Addr: **105 - 95 Mural Street, Richmond Hill L4B 3G2**List Salesperson: [GARY DIAO, Salesperson](#)Contract Date: **03/07/2022**

Leased Terms:

Cancellation Date:

Expiration Date: **06/07/2022**Last Update: **03/07/2022**CB Comm: **2.5**Prepared By: **JULIAN CASALLAS, Broker**Date Prepared: **03/08/2022**

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3 Booth Lane, Barrie, Ontario L4N 0S5

Listing

3 Booth Lane Barrie
Active / Residential Freehold / Detached

MLS®#: S5521639
List Price: \$799,000
New Listing



Simcoe/Barrie/Painswick South

Tax Amt/Yr:	\$3,547.17/2021	Transaction:	Sale
SPIS:	No	DOM	5
Legal Desc:	Lot 47, Plan 51M722 City Of Barrie		
Style:	2 Storey	Rooms Rooms+:	5+1
Fractional Ownership:		BR BR+:	4(3+1)
Assignment:		Baths (F+H):	3(3+0)
Link:	No	SF Range:	
Stories:	2.0	SF Source:	
Lot Front:	35.66	Fronting On:	N
Lot Depth:	97.73		
Lot Size Code:	Feet		
Dir/Cross St:	Maple View Dr/ Country Lane		
Seller:	Deesasan, Mahadeo		
Recent:	03/03/2022 : NEW		

PIN #: **587371755**
Holdover: **90**
Possession: **Tba**

ARN #: **434205000607503**

Contact After Exp: **No**
Occupancy: **Owner**
Possession Date:

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

Exterior: **Brick**
Drive: **Pvt Double**
Gar/Gar Spcs: **Built In Garage/1.0**
Drive Pk Spcs: **3.00**
Tot Pk Spcs: **4.00**
Pool: **None**

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

Remarks/Directions

Client Rmks: **Beautifully Renovated!! Lovingly Maintained* Freshly Painted In 2021* Hardwood Floor Thru'out & Vinyl Floors In Basement. No Carpet. 3 Spacious Bedrooms W/ Closets And Large Windows. Furnace And Ac 2019. Euro Style Block Around The House 2021. 1 Bed/1 Bath Finished Basement With Large Windows 2020, Kitchenette W/ Sink. New Carbon Det 2019, Roof 2018, Close To Go Station, Zehrs, Costco, Walmart, Home Depot And All Other Amenities.**

Extras: **Elfs: S/S Fridge, Stove, Washer & White Dryer* Hwt Rental, Cvac, Accessories As Is, Smrt Lock & Thermostat. Gdo W/ 2 Remote* Driveway Extended 2021, 6 Cameras. Security Syst Assu Or Ter.* Cstm Insulatd Garge 2020, Gazebo 2021** See Att Doc For Exclusions****

Broker Rmks: **Att Schb & Form 801 W/ All Offrs. All Msurmnts & Taxes To B Verified By Buyer/ Ba. Seller/ La Do Not Warrnt Retrofit Status Of The Bsmt. Email All Offers To Parveen@Teamarora.Com & Kusum@Teamarora.Com 24 Hrs Irr. Offer Pres On 8-Mar@6Pm, Reg By 4Pm. Pre Emp Offers R Welcome As Per Seller!**

Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	RE/MAX REAL ESTATE CENTRE TEAM ARORA REALTY, BROKERAGE	Phone:	905-488-1260		
List Brkr Addr:	268 Derry Rd #101, Mississauga L6W 0H6	Fax:	905-456-1107		
List Salesperson:	PARVEEN ARORA, Broker of Record	Phone:	905-488-1260		
List Brokerage 2:	RE/MAX REAL ESTATE CENTRE TEAM ARORA REALTY, BROKERAGE	Phone:	905-488-1260		
List Brkr 2 Addr:	268 Derry Rd #101, Mississauga L6W 0H6	Fax:			
List Salesperson 2:	KUSUM CHHINA, Salesperson	Phone:	437-855-4637		
Contract Date:	03/03/2022	Leased Terms:			
Cancellation Date:		Expiration Date:	06/30/2022	Original \$:	\$799,000
Last Update:	03/03/2022	CB Comm:	2.5%+Hst		

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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17 Coughlin Road, Barrie, Ontario L4N 8S5

Listing

17 Coughlin Rd Barrie

Active / Residential Freehold / Detached

MLS® #: S5528182

List Price: \$799,900

New Listing



Simcoe/Barrie/Holly

Tax Amt/Yr: **\$3,572.00/2022** Transaction: **Sale**
 SPIS: **Yes** DOM: **0**
 Legal Desc: **Pcl Plan 1 - Sec 51M581; Lt252 Plan 51M***
 Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **1100-1500**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **10.00** Fronting On: **S**
 Lot Depth: **35.00**
 Lot Size Code: **Metres**
 Zoning: **Res**
 Dir/Cross St: **Essa Rd To Coughlin**

Seller: **Daniel Borg, Kayla Lopez**
 Recent: **03/08/2022 : NEW**

PIN #: **589220104** ARN #: **434204001774410** Contact After Exp: **No**
 Holdover: **60** Occupancy: **Owner**
 Possession: **Flexible** Possession Date: **2022-05-27**

Kitch Kitch + **1 (1+0)** Exterior: **Brick** Utilities: **Gas, Sewers Available,**
 Fam Rm: **Yes** Drive: **Pvt Double** Telephone
 Basement: **Yes/Full** Gar/Gar Spcs: **Attached Garage/1.0** Water: **Municipal**
 Fireplace/Stv: **No** Drive Pk Spcs: **2.00** Sewers: **Municipal**
 Heat: **Forced Air, Gas** Tot Pk Spcs: **3.00** Special Desig: **Unknown**
 A/C: **Yes/Central Air** UFFI: **No**
 Central Vac: **No** Pool: **None**
 Apx Age: **16-30**
 Property Feat: **Park, Public Transit, Rec Centre**

Remarks/Directions

Client Rmks: **Come See This Fabulous Home In Barrie's Most Desirable South End. Beautiful Main Floor Concept With A Walk Out To Your Own Private Oasis. Brand New Deck, Firepit And Shed In The Back Yard For All Your Entertaining Desires. New Roof 2021, Insulated Garage, Pot Lights In Basement, New Carpet On Stairs Both Up And Downstairs, 3 Nicely Sized Bedrooms, Main Bed Has Semi-Ensuite.**

Extras: **Garage Has Been Converted To Workshop But Can Be Switched Back To A Useable Garage. You Don't Want To Miss Out On This One. Book Your Showing Today.**

Broker Rmks: **Covid Rules Apply, Offers Will Be Presented On Monday March 14th At 5 Pm, Pls Register The Offer By 4 Pm. Pre-Emptive Offers Will Be Considered. Offers Email To The.Leaping.Realtor@Gmail.Com Pls Include Schedule B.**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **RIGHT AT HOME REALTY INC., BROKERAGE** Phone: **705-797-4875**
 List Brkr Addr: **684 Veteran`s Dr #1A, Barrie L9J 0H6** Fax: **705-726-5558**
 List Salesperson: **BRIAN GALLACHER, Salesperson** Phone: **705-794-6991**
 Contract Date: **03/08/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/08/2022** Original \$: **\$799,900**
 Last Update: **03/08/2022** CB Comm: **2.5% Plus Hst**

Prepared By: **JULIAN CASALLAS, Broker**

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

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27 Chieftain Crescent, Barrie, Ontario L4N 4L4

Listing

27 Chieftain Cres Barrie

Active / Residential Freehold / Detached

MLS® #: S5526915

List Price: \$799,900

New Listing

Simcoe/Barrie/Allandale



Tax Amt/Yr: **\$4,376.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **Lt 121, Pl 1639 ; S/T Ro417716 Barrie**
 Style: **Bungalow Raised** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range:
 Stories: SF Source:
 Lot Front: **50.00** Fronting On: **W**
 Lot Depth: **110.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Little Ave To Chieftain**
 Seller: **Doyon, Michael & Doyon, Angela Swann**
 Recent: **03/07/2022 : NEW**

PIN #: **587340110**
 Holdover: **60**
 Possession: **90-120**

ARN #: **434204001611900**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date: **2022-06-15**

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

Exterior: **Brick, Vinyl Siding** 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: **Incredible Turnkey Raised Bungalow In Barrie's Old Allandale On A Large Mature Lot Steps From Schools, Rec Centres And The Allandale Go Station. This Family Home Boasts A Bright Updated Open Concept Layout Perfect For Seamless Entertaining With A Showstopper Kitchen That The Home Cook Will Love Hosting In. The Walkout From The Kitchen To The Oversized Rear Deck Provides Even More Entertaining Options. Three Generous Bedrooms And 5Pc Bath Finish This Floor.**

Extras: **The Fully Finished Basement Is Filled With Natural Light From The Oversized Windows, Has Direct Entry From The Double Car Garage And An Updated Three-Piece Bath To Extend The Living Space Even Further.**

Broker Rmks: **Offers Gladly Accepted To Scott@Kwteam.ca By March 12, 2022 At 5:00Pm, Minimum 12 Hours Irrevocable Please.**

Mortgage Comments:

Brokerage Information

Financing: **--**
 Buyer Agency Compensation Remarks:
 List Brokerage: **RE/MAX HALLMARK CHAY REALTY, BROKERAGE**
 List Brkr Addr: **152 Bayfield Street Unit 200, Barrie L4M 3B5**
 List Salesperson: **SCOTT WOOLSEY, Salesperson**
 Contract Date: **03/07/2022**
 Cancellation Date:
 Last Update: **03/07/2022**

Perm to Advertise: **Yes**
 Leased Terms:
 Expiration Date: **05/31/2022**
 CB Comm: **2.5% +Hst**

Contact After Expired: **No**
 Phone: **705-722-7100**
 Fax: **555-555-5555**
 Phone: **705-309-1870**

Original \$: **\$799,900**Prepared By: **JULIAN CASALLAS, Broker**Date Prepared: **03/08/2022**

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263 Wellington Street E, Barrie, Ontario L4M 2E4

Listing

263 Wellington St E Barrie

Active / Residential Freehold / Detached

MLS® #: S5520924

List Price: **\$799,900**

New Listing

Simcoe/Barrie/City Centre



Tax Amt/Yr: **\$3,693.46/2022** Transaction: **Sale**
 SPIS: **No** DOM: **6**
 Legal Desc: **Lt 1 Pl 1390; Barrie**
 Style: **Bungalow** Rooms Rooms+: **5+3**
 Fractional Ownership: **No** BR BR+: **5(3+2)**
 Assignment: Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1100-1500**
 Stories: **1.0** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **74.70** Fronting On: **S**
 Lot Depth: **100.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Duckworth To Wellington**

Seller: **Shelda Prefontaine**
 Recent: **03/02/2022 : NEW**

PIN #: ARN #: **434201201803300** Contact After Exp: **No**
 Holdover: **90** Occupancy: **Owner**
 Possession: **Flexible** Possession Date: **2022-04-28**

Kitch Kitch + **1 (1+0)** Exterior: **Brick** Utilities: **Gas, Hydro, Sewers, Cable**
 Fam Rm: **Yes** Drive: **Private** Available, Telephone
 Basement: **Yes/Partially Finished** Gar/Gar Spcs: **Attached Garage/1.0** Available
 Fireplace/Stv: **No** Drive Pk Spcs: **2.00** Water: **Municipal**
 Heat: **Forced Air, Gas** Tot Pk Spcs: **3.00** Sewers: **Municipal**
 A/C: **No/None** UFFI: **No** Special Desig: **Unknown**
 Central Vac: **No** Pool: **None**
 Apx Age: **31-50** Energy Cert: **No**
 Elevator: **No/None** Green PIS: **No**
 Waterfront: **None**
 Retirement: **No**
 Property Feat: **Beach, Hospital, Park, Public Transit, School**

Remarks/Directions

Client Rmks: **With Over 100K In Upgrades, This Newly Renovated, Open Concept 3+2 Bed, 1.5 Bath, All-Brick Bungalow Boasts A Brand-New Kitchen, With Spanish Tile Ceramic Backsplash And An Awesome Oversized Kitchen Island And Complimented With New ? Inch Hardwood Floors. Tons Of Upgrades Include New Roof, New Windows & Electrical Panel, And Maintenance Free Leaf Guard Gutters. Separate Entrance Potential For In-Law Suite Or Lower Apartment. W/O To Rear Interlock Patio,**

Extras: **Fenced Yard And Landscaped Walkways. Centrally Located On The College Bus Route, Just 5 Min. Away From Georgian College And Royal Victorian Hospital. Just A 2-Min. Drive To Highway 400. Close To Downtown Barrie, Shopping Malls And Beaches**

Broker Rmks: **Thanks For Showing. Offers Will Be Reviewed March 10, 2022, At 7:00Pm. Deadline To Submit Is 4:00Pm. Strong Pre-Emptive Offers May Be Considered. Email To: Kenbennington@Royallepage.Ca**

Mortgage Comments:

Brokerage Information

Financing: -- Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **ROYAL LEPAGE RCR REALTY, BROKERAGE** Phone: **519-925-2761**
 List Brkr Addr: **126 Main Street East, Shelburne L9V 3K5** Fax: **519-925-6160**
 List Salesperson: **KEN BENNINGTON, Salesperson** Phone: **519-217-9472**
 Contract Date: **03/02/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/02/2022** Original \$: **\$799,900**
 Last Update: **03/05/2022** CB Comm: **2.5% + Hst**

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

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62 Arthur Avenue, Barrie, Ontario L3Z 2A5

Listing

62 Arthur Ave Barrie**Active / Residential Freehold / Detached**MLS® #: **S5520129**List Price: **\$799,900**

New Listing

**Simcoe/Barrie/400 East**

Tax Amt/Yr: **\$3,559.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **6**
 Legal Desc: **As Per Geowarehouse**

Style: **2 Storey** 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: **2.0** SF Source:
 Lot Irreg: **Rectangular** Lot Acres: **< 0.50**
 Lot Front: **39.37** Fronting On: **S**
 Lot Depth: **114.82**
 Lot Size Code: **Feet**

Zoning: **Res**
 Dir/Cross St: **Grove E To Nelson To Arthur**

Seller: **Moreau, Karine; Pepin, David Michel**
 Recent: **03/02/2022 : NEW**

PIN #: **588360517**
 Holdover: **60**
 Possession: **Tbd**

ARN #: **434201100603260**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Full, Unfinished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **16-30**
 Property Feat: **Hospital, Public Transit, School**

Exterior: **Brick, Vinyl Siding**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**

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

Remarks/Directions

Client Rmks: **Stunning 2 Storey Home With Nothing Left To Do But Move In! Bright Eat-In Kitchen With Ample Cupboards And Walkout To Landscaped Yard With No Neighbours Behind. 3 Good Sized Bedrooms On Second Level And Full Bathroom. Untouched Basement Awaits Your Design With Room For Storage. Private, Fenced Lot With Mature Trees Backing Onto Eastview Park. This Home Is Ideally Located Minutes From Hospital, Schools, Shopping And All Other Amenities.**

Extras: **Incls: Fridge, Stove, Dishwasher, Washer, Dryer. Rentals: Hwt.**

Broker Rmks: **All Measurements And Information To Be Verified By Buyer And Buyers Agent. 24 Hour Irrevocable Required. Schedule B Required With All Offers. Agents And Clients Must Wear A Mask, 2 Buyers Plus Agent, No Kids For Showings.**

Appointments: **Tibo**
 Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**

Buyer Agency Compensation Remarks:

List Brokerage: **KELLER WILLIAMS EXPERIENCE REALTY, BROKERAGE** Phone: **705-720-2200**
 List Brkr Addr: **516 Bryne Drive, Unit I, Barrie L4N 9P6** Fax: **705-733-2200**
 List Salesperson: **LINDA KNIGHT, Broker** Phone: **705-715-8028**
 List Brokerage 2: **KELLER WILLIAMS EXPERIENCE REALTY, BROKERAGE** Phone: **705-720-2200**
 List Brkr 2 Addr: **516 Bryne Drive, Unit I, Barrie L4N 9P6** Fax: **705-733-2200**
 List Salesperson 2: **LORI KOOCH, Salesperson** Phone: **705-790-5519**

Contract Date: **03/02/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/02/2022** Original \$: **\$799,900**
 Last Update: **03/08/2022** CB Comm: **1.75%+Hst As Per Dnd**

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

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26 Dunsmore Lane, Barrie, Ontario L4M 6Z7

Listing

26 Dunsmore Lane Barrie

Active / Residential Freehold / Detached

MLS® #: S5519752

List Price: **\$799,900**

New Listing



Simcoe/Barrie/Georgian Drive

Tax Amt/Yr: **\$4,046.00/2022** Transaction: **Sale**
 SPIS: **No** DOM: **8**
 Legal Desc: **Lot 51, Plan 51M689, Barrie**

Style: **Bungalow Raised** Rooms Rooms+: **6+4**
 Fractional Ownership: BR BR+: **5(3+2)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Stories: SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **39.37** Fronting On: **S**
 Lot Depth: **110.30**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Dunsmore And Johnson Street**

Seller: **Tyrell Turner And Yimei Cai**
 Recent: **03/02/2022 : NEW**

PIN #: **90**
 Holdover: **60 Days Tenant**
 Possession: **60 Days Tenant**

ARN #:

Contact After Exp: **No**
 Occupancy: **Tenant**
 Possession Date: **2022-06-01**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **6-15**
 Waterfront: **None**
 Property Feat: **Hospital, Lake/Pond, Place of
 Worship, Public Transit,
 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,
 Telephone**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Close To It All! Hospital, Georgian College, Barrie North Crossing And Schools. Fully Finished Top To Bottom Featuring 9 Foot Ceilings In Basement. 3 Beds Up And 2 Down. Lots Of Potential For All House Hunters. Extras Long Driveway With No Sidewalk, Inside Entry From Garage. Open Main Floor. Perfect For Dream Kitchen With Island Open To Living Room. Main Floor 4 Piece Bath. Expansive Rec Room With 3 Piece Bath And A Further 2 Bedrooms Or Lower Level Office.**

Extras: **In-Law Capable With Tons Of Potential!**

Broker Rmks: **24 Hrs Notice For Tenants - Vacant Possession Can Be Given Offer Date Is Wednesday March 9th At 2Pm**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **EXP REALTY, BROKERAGE** Phone: **866-530-7737**
 List Brkr Addr: **4711 Yonge St 10/Fir Ste B, Toronto M2N 6K8** Fax: **000-000-0000**
 List Salesperson: **LINCOLN MARRINER, Salesperson** Phone: **705-817-2527**
 Contract Date: **02/28/2022** Leased Terms:
 Cancellation Date: Expiration Date: **05/30/2022** Original \$: **\$799,900**
 Last Update: **03/02/2022** CB Comm: **2.5%**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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67 Buchanan Street, Barrie, Ontario L4M 6B4

Listing

67 Buchanan St Barrie

Active / Residential Freehold / Detached

MLS® #: S5519352

List Price: **\$799,900**

New Listing

Simcoe/Barrie/Grove East



Tax Amt/Yr: **\$4,108.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **6**
 Legal Desc: **Lot 18, Pl 51M291, City Of Barrie, County Of Simco**

Style: **Bungalow** Rooms Rooms+: **5+4**
 Fractional Ownership: BR BR+: **4(2+2)**
 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: **12.00** Fronting On: **E**
 Lot Depth: **32.01**
 Lot Size Code: **Metres**

Zoning: **Res**
 Dir/Cross St: **Steel To Corinhal To Buchanan**

Seller: **Griffin, Mary Catherine; Griffin, Kevin Douglas**
 Recent: **03/02/2022 : NEW**

PIN #: **588360318**
 Holdover: **60**
 Possession: **Tba**

ARN #:

Contact After Exp: **No**
 Occupancy: **Vacant**
 Possession Date:

Kitch Kitch + **2 (1+1)**
 Fam Rm: **Yes**
 Basement: **Yes/Apartment, Walk Out**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **6-15**
 Property Feat:

Exterior: **Brick**
 Drive: **Pvt Double**
 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: **All Brick Bungalow In East End. Boasting Over 1900 Sq Ft Of Living Area In This 4 Bed Home. Main Floor Hardwood Floors & Open Concept Living, Dining & Eat-In Kitchen & Laundry Hookup, Walk-Out To Two-Tiered Deck & Fenced Yard. Walk-Out Basement Entry Is Set Up With In-Law Apartment Complete With Kitchen, Laundry, 2 Beds, & 4Pc Bath. 6 Car Driveway. Close To Hospital, Georgian College, Johnstone Beach & 400 Hwy. Quick Access To Schools, Shopping & Parks.**

Extras: **Upstairs Fridge, Stove, Dishwasher, Microwave, Downstairs Fridge, Stove, Washer, & Dryer, Water Softener, Garage Door Opener, All As Is**

Broker Rmks: **Inlaw Apartment Non Conforming, Hot Water Heater Rentend**
 Appointments: **Lockbox**
 Mortgage Comments:

Brokerage Information

Financing: -- Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **ROYAL LEPAGE FIRST CONTACT REALTY, BROKERAGE** Phone: **705-728-4067**
 List Brkr Addr: **299 Lakeshore Drive Unit 202, Barrie L4N 7Y9** Fax: **705-722-5684**
 List Salesperson: **BRIAN MCCracken, Salesperson** Phone: **705-790-1524**
 Contract Date: **03/02/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/01/2022** Original \$: **\$799,900**
 Last Update: **03/07/2022** CB Comm: **2.5%**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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54 Kraus Road, Barrie, Ontario L4N 0N5

Listing

54 Kraus Rd Barrie

Active / Residential Freehold / Detached

MLS® #: **S5518008**List Price: **\$799,900**

New Listing



Simcoe/Barrie/400 West

Tax Amt/Yr: **\$3,858.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **7**
 Legal Desc: **Lot 268, Plan 51M707, S/T Right As In Sc164685; Ba**

Style: **2 Storey** Rooms Rooms+: **8+0**
 Fractional Ownership: **No** BR BR+: **3(3+0)**
 Assignment: **No** Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **49.21** Fronting On: **W**
 Lot Depth: **109.93**
 Lot Size Code: **Feet**

Zoning: **R2**
 Dir/Cross St: **Sproule & Kraus**

Seller: **Phan, Si**
 Recent: **03/01/2022 : NEW**

PIN #: **587650695**
 Holdover: **120**
 Possession: **Immediate**

ARN #: **434203102305438**

Contact After Exp: **No**
 Occupancy: **Vacant**
 Possession Date: **2022-03-16**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Full, Partially Finished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **16-30**
 Property Feat: **School**

Exterior: **Brick**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **7.00**
 Pool: **None**

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

Remarks/Directions

Client Rmks: **Two-Story All-Brick Home In A Family Friendly Neighborhood, Close To All Daily Amenities, Including Schools, Parks, Restaurants, & Shopping. Bright & Functional Floor Plan. This Home Has 3 Bedrooms, 3 Bathrooms And A Full Partially Finished Basement Just Waiting For Your Personal Touches. Home Has Just Been Professionally Painted Top To Bottom With A Neutral Colour, Just Unpack Your Things And Move In! Close To Hwy 400, Hwy 90 And Only 45 Mins To The Gta! Don**

Extras: **Legal Description: Lot 268, Plan 51M707, S/T Right As In Sc164685; Barrie**

Broker Rmks: **24 Hr Irrevocable, Attach Schedule B. Send All Offers To Primary Agent Shelby Greenlaw At Shelby@Forsaleongeorgianbay.Ca. Call 705-309-9731 With Any Questions.**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **KELLER WILLIAMS EXPERIENCE REALTY, BROKERAGE** Phone: **705-720-2200**
 List Brkr Addr: **516 Bryne Drive Unit Ia, Barrie L4N 9P6** Fax: **705-733-2200**
 List Salesperson: **ERIC BEUTLER, Salesperson** Phone: **705-321-6385**
 Contract Date: **03/01/2022** Leased Terms:
 Cancellation Date: Expiration Date: **05/01/2022** Original \$: **\$799,900**
 Last Update: **03/08/2022** CB Comm: **2.25% + Tax**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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200 Hickling Trail, Barrie, Ontario L4M 5W4

Listing

200 Hickling Tr Barrie

Active / Residential Freehold / Detached

MLS® #: S5514523

List Price: \$799,900

New Listing



Simcoe/Barrie/Grove East

Tax Amt/Yr: **\$1,621.22/2022** Transaction: **Sale**
 SPIS: **No** DOM: **11**
 Legal Desc: **Pcl 93-3 Sec 51M266;Pt Lt 93 PI 51M266**
 Style: **2 Storey** Rooms Rooms+: **6+3**
 Fractional Ownership: BR BR+: **5(3+2)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range:
 Stories: **2.0** SF Source:
 Lot Irreg: **None** Lot Acres: **< 0.50**
 Lot Front: **29.53** Fronting On: **S**
 Lot Depth: **120.41**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Duckworth St And Grove St**

Seller: **David H Harkness, Ying P Huang & Raymond W. Brown**
 Recent: **02/25/2022 : NEW**

PIN #: **588340106**
 Holdover: **90**
 Possession: **Tbd**

ARN #: **434201100651401**

Contact After Exp: **No**
 Occupancy: **Owner Plus Tenant**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Elevator: **No/None**
 Waterfront: **None**
 Retirement: **No**
 Property Feat: **Grnbelt/Conserv, Hospital, Park, Public Transit, School**

Exterior: **Alum Siding, Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Built In Garage/1.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **4.00**
 UFFI: **No**
 Pool: **None**
 Energy Cert: **No**

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

Remarks/Directions

Client Rmks: **Desirable Beautiful Community Of Grove East. Backing On To Maitland Park. 3+2 Bedrooms, 3 Baths, Fenced Yard With Storage Shed. *Walking Distance To Georgian College And Royal Victoria Hospital*. 5 Minute Drive To Hwy 400, Easy Commute. Close To Shops, Schools, Public Transit, Multiple Parks. Easy Care Flooring, Ceramics, Laminate, No Carpet. Access To Garage.**

Extras: **Stove, 2 Fridges, Clothes Washer, Clothes Dryer, Hi-Efficiency Forced Air Gas Furnace, Garage Door Opener (No Remote), Rental Hot Water Heater, Wooden Garden Shed At Rear**

* Legal Continued: Pts 17 & 18 51R19137;S/T Lt 84128; Barrie.* Offers Anytime With 24 Hours
 Broker Rmks: **Irrevocable.* 2 Hours Notice For Showings Please. Attach Schedule B, Form 801 To All Offers. Taxes 50% Interim Assessment 2022 -Vacant Possession**

Appointments: **Call Brokerage**

Mortgage Comments: **Treat As Clear**

Brokerage Information

Financing: **--**
 Buyer Agency Compensation Remarks:
 List Brokerage: **CENTURY 21 LEADING EDGE REALTY INC., BROKERAGE**
 List Brkr Addr: **408 Dundas St West, Whitby L1N 2M7**
 List Salesperson: **MARK WILLIAMS, Salesperson**
 Contract Date: **02/25/2022**
 Cancellation Date:
 Last Update: **03/05/2022**

Perm to Advertise: **Yes**
 Contact After Expired: **No**
 Leased Terms:
 Expiration Date: **05/25/2022**
 CB Comm: **2.0 % + Hst**

Phone: **905-666-0000**
 Fax: **905-666-0440**
 Phone: **888-905-2666**

Original \$: **\$799,900**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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16 Maitland Drive, Barrie, Ontario L4M 5V8

Listing

16 Maitland Dr Barrie

Active / Residential Freehold / Detached
MLS®#: **S5511497**List Price: **\$799,900**

New Listing



Simcoe/Barrie/Grove East

Tax Amt/Yr: **\$3,692.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **18**
 Legal Desc: **Pcl 74-1 Sec 51M266; Lt 74 Pl 51M266; S/T Lt84128;**

Style: **Bungalow Raised** Rooms Rooms+: **4+3**
 Fractional Ownership: BR BR+: **3(2+1)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Stories: SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **39.37** Fronting On: **S**
 Lot Depth: **109.91**
 Lot Size Code: **Feet**
 Dir/Cross St: **Grove St/Johnson/Maitland**

Seller: **Norbert Lengyel & Summer Lengyel**Recent: **02/23/2022 : NEW**

PIN #:
 Holdover: **0**
 Possession: **90 Days**

ARN #:

Contact After Exp: **No**
 Occupancy: **Tenant**
 Possession Date: **2022-06-01**

Kitch Kitch + **2 (1+1)**
 Fam Rm: **Yes**
 Basement: **Yes/Apartment, Finished W/O**

Exterior: **Brick Front, Vinyl Siding**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **Attached Garage/0.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **2.00**
 UFFI: **No**
 Pool: **None**

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

Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **31-50**
 Elevator: **No/None**
 Waterfront: **None**
 Retirement: **No**
 Property Feat: **Hospital, Park, Public Transit, Rec Centre, School**

Remarks/Directions

Client Rmks: **Take Advantage Of A Fantastic Investment Opportunity. Beautiful From Top To Bottom! This Well Kept Raised Bungalow Boasts A Neutral Modern Decor & Laminate Flooring Throughout. The Open-Concept Upper Floor Is Fille Dw/ Natural Light. The Bsmt Boasts Another 400 Sqft Of Well Designed Living Space W/ Separate Entrance. Situated In The North End Of Barrie, Backs On To The Park Land, Close To Rvh, Georgian College, With Each Access To 400 Hwy.**

Extras: ****Interboard Listing: Barrie & District R. E. Assoc****

Broker Rmks: **Great Long Term Tnts, Are Requesting To Stay. Seller Is A Registered Salesperson. Offers Will Be Reviewed On Mon Feb 28 @ 6Pm. Pls Incl Form 801 & Form 161. **Listed By - Exit Lifestyle Relaty**705-797-1004**Summer Lengyel**705-718-4957****

Appointments: **24Hrs Notice**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **EXIT LIFESTYLE REALTY, BROKERAGE** Phone: **705-797-1004**
 List Brkr Addr: **1400 Don Mills Rd, Toronto M3B 3N1** Fax: **705-797-1074**
 List Salesperson: **SUMMER LENGYEL** Phone: **705-718-4957**
 Contract Date: **02/18/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/18/2022** Original \$: **\$799,900**
 Last Update: **02/23/2022** CB Comm: **2.5% + Hst**

Prepared By: **JULIAN CASALLAS, Broker**

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

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4 Patricia Avenue, Barrie, Ontario L4M 3J7

Listing

4 Patricia Ave Barrie

Active / Residential Freehold / Detached

MLS® #: **S5514757**

List Price: **\$848,000**

New Listing



Simcoe/Barrie/Cundles East

Tax Amt/Yr:	\$3,938.00/2022	Transaction:	Sale
SPIS:	No	DOM	11
Legal Desc:	Lt 6 Pl 1618; S/T Ro375843; Barrie		
Style:	Backsplit	Rooms Rooms+:	7+2
Fractional Ownership:		BR BR+:	4(3+1)
Assignment:		Baths (F+H):	4(3+1)
Link:	No	SF Range:	1100-1500
Stories:		SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	55.00	Fronting On:	W
Lot Depth:	100.00		
Lot Size Code:	Feet		
Zoning:	R2		
Dir/Cross St:	Ferris Ln/Patricia Ave		

Seller: **Fisher, Michele Anne**
Recent: **02/25/2022 : NEW**

PIN #:	588090045	ARN #:	434202102304800	Contact After Exp:	No
Holdover:	60			Occupancy:	Owner Plus Tenant
Possession:	Flexible			Possession Date:	
Kitch Kitch +	2 (1+1)	Exterior:	Brick, Vinyl Siding	Water:	Municipal
Fam Rm:	No	Drive:	Pvt Double	Sewers:	Municipal
Basement:	Yes/Finished, Partial Basement	Gar/Gar Spcs:	Attached Garage/1.0	Special Desig:	Unknown
Fireplace/Stv:	No	Drive Pk Spcs:	2.00		
Heat:	Forced Air, Gas	Tot Pk Spcs:	3.00		
A/C:	Yes/Central Air	Pool:	None		
Apx Age:	31-50				
Property Feat:	Hospital, Level, Park, Rec Centre, School				

Remarks/Directions

Client Rmks: **Location Location Location-Backsplit, Highway 400 North And South Immediate Access. Head North To Collingwood Or South To The Gta. It's A Few Steps For The Bus To The Hospital And Georgian College Plus The School Bus Stops On This Street. Single Car Garage Plus New Garage Opener Double Car Driveway. In-Law Suite Easily Converted To Apartment For Extra Income Vendor Take Back Possible.**

Extras: **Inclusions: Dishwasher, Dryer, Freezer(As Is), Refrigerators (X2), Stoves (X2), Washer. Rental: Hot Water Tank. Deposit Holder Is Remax Hallmark Chay Realty.**

Broker Rmks: **Exclusions: Television And Bracket In Living, Primary Bedroom Curtains. 24 Hour Irrevocable. Offers To Leann Hammond At Leann@Thehiltonteam.Com. Call 705-722-7100 To Book A Showing. 1 Hour Notice For Showings. Attached Schedule B To All Offers.**

Appointments: **Tlo**

Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	RE/MAX HALLMARK CHILTON REALTY, BROKERAGE			Phone:	705-739-0058
List Brkr Addr:	152 Bayfield St Suite 400, Barrie L4M 3B5			Fax:	705-739-0362
List Salesperson:	LANCE CHILTON, Broker of Record			Phone:	705-739-0058
List Brokerage 2:	RE/MAX HALLMARK CHILTON REALTY, BROKERAGE			Phone:	705-722-7100
List Brkr 2 Addr:	152 Bayfield St Suite 400, Barrie L4M 3B5			Fax:	705-722-5509
List Salesperson 2:	LEANN HAMMOND, Salesperson			Phone:	705-984-1168
Contract Date:	02/25/2022	Leased Terms:			
Cancellation Date:		Expiration Date:	06/30/2022	Original \$:	\$848,000
Last Update:	03/01/2022	CB Comm:	2.5%		

Prepared By: **JULIAN CASALLAS, Broker**

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

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10 Laurelwood Lane, Barrie, Ontario L4N 0Z9

Listing

10 Laurelwood Lane Barrie**Active / Residential Freehold / Detached**MLS® #: **S5527911**List Price: **\$849,900**

New Listing

**Simcoe/Barrie/Ardagh**

Tax Amt/Yr:	\$4,583.29 / 2021	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	See Geowarehouse		
Style:	Bungalow	Rooms Rooms+:	5+0
Fractional Ownership:		BR BR+:	5(5+0)
Assignment:		Baths (F+H):	3(3+0)
Link:	No	SF Range:	1100-1500
Stories:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	39.67	Fronting On:	E
Lot Depth:	110.17		
Lot Size Code:	Feet		
Zoning:	R3		
Dir/Cross St:	Silvercreek Cres & Laurelwood		

Seller: **Devroom, Matthew Jonathan; Robertson, Melissa Margaret Jean**
 Recent: **03/08/2022 : NEW**

PIN #: **589111204**
 Holdover: **90**
 Possession: **Tbd-Talk To La**

ARN #: **434204001709274** Contact After Exp: **No**
 Occupancy: **Tenant**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **16-30**
 Elevator: **No/None**
 Waterfront: **No**
 Retirement: **No**
 Property Feat: **Place of Worship, Public Transit, School**

Exterior: **Brick** Utilities: **Gas, Hydro, Sewers, Cable, Telephone**
 Drive: **Pvt Double** Water: **Municipal**
 Gar/Gar Spcs: **Attached Garage/2.0** Sewers: **Municipal**
 Drive Pk Spcs: **4.00** Special Desig: **Unknown**
 Tot Pk Spcs: **6.00**
 UFFI: **No**
 Pool: **None**

Remarks/Directions

Client Rmks: **Welcome Home! This Bungalow Sits On A Quiet And Small Street In The Ardagh Bluffs Area And A Short Walk To Entrances Of The Bluffs For Hiking, Biking, Snowshoeing And More. The Home Has 5 Bedrooms, 3 Bathrooms, Open Living Space, A Large Eat-In Kitchen With A Walkout To The Deck And Fenced In Yard. There Is A Separate Entrance From The Garage To The Lower Level Which Would Make For A Fantastic In-Law Set Up. The Lower Level Has A Huge Recroom With Bar/Kitchen**

Extras: **(Including 220 Stove Hook Up), 2 Bedrms, A 3 Piece Bath, Utility/Cold Room. There Are A Lot Of Upgrades Including A Stone Feature Wall With Electric Fireplace, Granite Counter Tops, Pantry, Hardwood Floors, Master Walk-Incloset, And Ensuite**

Broker Rmks: **Sch B To Offers. 24 Hrs Irrevoc. Offers To Be Submitted By 3Pm On March 14. Strong Pre Emp Offer. Email Offers To Steve.Arsenault@Century21.ca. Commiss Reduced By 50%+Hst If The La/Team Member Shows The Prop To A Party That Successfully Submits An Offer Through Another Brokerage.**

Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE			Phone:	705-721-9111
List Brkr Addr:	355 Bayfield Street Suite B, Barrie L4M 3C3			Fax:	705-721-9182
List Salesperson:	STEVE ARSENAULT, Salesperson			Phone:	705-345-3385
Contract Date:	03/08/2022	Leased Terms:			
Cancellation Date:		Expiration Date:	06/30/2022	Original \$:	\$849,900
Last Update:	03/08/2022	CB Comm:	2.0% Plus Hst		

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

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