

# 6 TORONTO Street Unit #PH09, Barrie, Ontario L4N 9R2

Client Full  
**Active / Residential**

**6 TORONTO St #PH09 Barrie**  
*Pending Board Approval*

MLS® #: 40082029  
 Price: **\$829,000**



**Simcoe County / Barrie / BA06 - Lakeshore**

**1 Storey/Apt/Apartment/Condo Unit**

Water Body: **Kempfenfelt Bay**

Type of Water: **Bay**

	Beds	Baths	Kitch
Main	2	2	1

Beds: **2 ( 2 + 0 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Total: **1,342/Plans**  
 SF Range: **1001 to 1500**  
 Abv Grade Fin SF: **1,342.00/Plans**  
 Common Interest: **Condominium**  
 Tax Amt/Yr: **\$5,676/2020**  
 Condo Fee/Freq: **803.40/Monthly**  
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **QUICK CLOSE AVAILABLE! Stunning, updated penthouse with private balcony and spectacular views of Barrie's downtown waterfront, marina and Kempfenfelt Bay. Thoroughly updated in 2018 including new luxury vinyl plank flooring, custom cabinetry throughout to maximise the use of space, new hardware and interior doors, renovated bathrooms and more! The open plan living, dining and kitchen space boasts water views, walkout to a private balcony with panoramic views of the marina and downtown Barrie, 8ft and 10ft coffered ceilings and attractive crown moldings. The kitchen features an oversized peninsula with storage, Cambria quartz countertops, new tall cabinetry (2018), high end appliances and food pantry. You'll also find a den, in suite laundry room, guest bedroom with water views, shared 3pc bathroom and luxury master suite. The spacious master suite offers a good size walk-in closet with custom built ins/drawers, views of the lake and updated 4pc spa like ensuite with freestanding tub, vanity, large glass and tile shower. The building comes with on site amenities including a large indoor pool, spa, sauna, change rooms and fitness room with up to date equipment, conveniently located storage locker and one indoor parking space. Enjoy everything Barrie has to offer including award winning restaurants, shopping, beautiful waterfront, parks and just 50 minutes from Toronto Pearson Airport! Covid 19 protocols in place.**

Directions: **Lakeshore to Toronto Street or Simcoe St to Toronto St**

Common Elements

Assoc Amenities: **BBQs Permitted, Elevator, Exercise Room, Games Room, Guest Suites, Library, Party Room, Pool, Sauna, Visitor Parking**

Assoc Fees: **\$803.40/Monthly**

Assoc Fee Incl:

Assoc Fee Rmrks:

Prop Mgmt Co: **BAYSHORE**

Building Name: **The Waterview**

Pets Allowed: **Restricted**

Locker: **Exclusive/0**

Condo Corp #: **308**

Condo Corp Yr End:

Exterior

Exterior Feat: **Balcony**  
 Construct. Material: **Concrete Poured, Stucco (Plaster)**  
 Shingles Replaced:  
 Year/Desc/Source: **//Owner**  
 Pool Features: **Indoor**  
 Parking Features: **Exclusive Parking, Underground Parking, Visitor Parking, Inside Entry**  
 Garage Sp/Desc:  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Street Lights, Telephone**

Water Source: **Municipal**  
 Lot Front (Ft): **0.00**  
 Location: **Urban**  
 Area Influences: **Ample Parking, Arts Centre, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Marina, Park, Place of Worship, Playground Nearby, Public Parking, Public Transit, Rec./Community Centre, Schools, Shopping Nearby, Skiing**

View: **Bay, City, Downtown, Lake, Marina, Panoramic, Park/Greenbelt, Water**  
 Topography: **Flat**  
 Restrictions: **Other**

Interior

Interior Feat: **Elevator, Guest Accomodations, Intercom, Water Purifier**  
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Monitored, Smoke Detector(s)**  
 Access Feat: **Accessible Public Transit Nearby, Elevator, Hard/Low Nap Floors, Neighborhood with Curb Ramps, Parking**  
 Basement: **None**

Laundry Feat: **In-Suite**  
 Cooling: **Central Air**  
 Heating: **Electric, Forced Air, Gas**  
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:  
 Legal Desc: **UNIT 8, LEVEL 16, SIMCOE STANDARD CONDOMINIUM PLAN NO. 308 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT LTS 62, 63, 64 W/S TORONTO ST PL 115, PT LT 65 E/S HIGH ST PL 115 & PT E PT LT 24 CON 5 (VESPRA) cont in docs**  
 Zoning: **R1** Survey: /  
 Assess Val/Year: **\$469,000/2020** Hold Over Days:  
 PIN: **593080275** Occupant Type: **Vacant**  
 ROLL: **434203200514030**  
 Possession/Date: **Immediate/** Deposit:

Brokerage Information

List Date: **03/16/2021**  
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)  
 Source Board: **Southern Georgian Bay**

**Prepared By: Todd Vanzuilekom, Salesperson**

**Date Prepared: 03/16/2021**

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**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Bathroom	Main			3-Piece
Bathroom	Main			4-Piece, Ensuite
Bedroom	Main	9.05 x 16	2.74 m x 4.88 m	
Den	Main	10.06 x 10.1	3.05 m x 3.05 m	
Dining Room	Main	13.06 x 8.11	3.96 m x 2.44 m	
Kitchen	Main	10.07 x 10.1	3.05 m x 3.05 m	
Laundry	Main	10.04 x 5.09	3.05 m x 1.52 m	
Living Room	Main	13.06 x 13.02	3.96 m x 3.96 m	
Bedroom Primary	Main	12.09 x 20.02	3.66 m x 6.10 m	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:  
 Green Energy Generation:  
 Green Indoor Air Quality:  
 Green Sustainability:  
 Green Water Conservation:  
 Energy Certification:  
 Information Statement:

Date:

Level:

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