

Property Member Full (NEW)

49 WINFIELD Drive, Victoria Harbour, Ontario L0K 2A0

Simcoe County / Tay / Victoria Harbour
Residential / Freehold/None
Bungalow Raised / House / Detached



Directions to Property: From Hwy 12 Take Williams St Then Turn Onto Winfield Dr.
Cross Street:

Lot Front: 151.35 ft	Water Body: --	Const Mats: Vinyl Siding
Lot Depth: 76.68 ft	Water Type: --	Approx Age: 51-99 Years
Lot Shape: Irregular	Waterfront: No	Year/Src: --
Lot Size Area: 0.241/Acres	Water Frnt Ft: --	Foundation: Poured Concrete
Lot Size Src: GeoWarehouse	Sewer: Sewer (Municipal)	Basement Type: None
Acres Range: < 0.5	Water Src: Municipal	Basement Fin: --
Topography: --	Water Trmtn: --	Roof/Replaced: Metal/
Fronting On: --	Well Testing: --	Garage: Attached Garage
Location: Rural	Well Depth: --	Winterized: --
Zoning: Single Family Detached	Pool: Above Ground	Survey: Unknown/
UFFI: No		

REALTOR Remarks: Seller has indicated that they are willing to pay 2.5% to a cooperating brokerage via a fee Agreement which needs to be presented with Offer. LB will not be a party to any Fee Agreement. LB is responsible for \$1 to the cooperating brokerage (payable upon invoice sent to LB).LB does not hold deposits. For showings use Broker Bay. For details surrounding offers please email Jason Schlegel at jschlegel@pgdirectrealty.com.

Showing Remarks: For showings use Broker Bay. For details surrounding offers please email Jason Schlegel at jschlegel@pgdirectrealty.com.

Additional Property Information.

Driveway Parking: Private Drive Single Wide, Private Drive Triple+ Wide
Year Built Des: Owner
Interior Features: Central Vacuum, Sump Pump, Water Heater Owned
Exterior Features: Deck(s), Landscaped, Privacy
Accessibility Features: Open Floor Plan
Laundry Features: Lower Level
Area Influences: Lake Access, Lake/Pond, Library, Marina, Park, Schools
Services: Garbage/Sanitary Collection, High Speed Internet
Lot Irregularities: 76.68 ft x 148.06 ft x 76.77 ft x 128.90
Restrictions: None

Inclusions / Exclusions / Additional.

Inclusions: Dishwasher, Hot Water Tank Owned, Pool Equipment, Refrigerator, Washer, Window Coverings
Exclusions: --
Fireplace: 1/Family Room, Natural Gas
Under Contract: None
Heating: Forced Air
Furnace Age: 0
Cooling: Central Air
Plumbing Age:

Listing Information.

List Date: 06/23/2022	Financing:	Original List Price: \$869,000
Expiration Date:	Assign. of Listing:	Tax Amt/Yr: \$2,755.90/2022
Deposit: TBD	HST App to Sale:	Assessment: 253,000/2016
Possession Date:	HST App to Comm:	Contact After Exp: Yes
Possession: Flexible	SPIS:	Special Agreement: No
Holdover Days:	IBTA: No	Sign on Property: No
Occupant Type: Owner		Environ. Audit:
Pending Date: 08/03/2022	Close Date: 09/15/2022	

Buyer Agency Compensation: 2.5% by seller \$1 by LB

Showing Information.

Showing Req: Other **Lockbox Type:** None **Lockbox Pin:**

Closed
MLS@: 40283884
List Price: \$869,000.00
Sale Price: \$850,000.00
DOM/CDOM: 41 / 41

	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third					
Second		1	1		1,810
Upper					
Main	3	1			
Lower					
Basement					
Total	3	2	1	0	1,810
	Garage	Driveway	Total	AG Range:	1501 to 2000
	2.0	13.0	15	AG Source:	Owner

Recent:
Seller: [Get from GeoWarehouse](#)
ARN/PIN: 435306000208800 / 584860030
Legal: PT LT 1 N/S TRESPASS RD E PL 459 TAY PT 1, 51R16689; TAY

Showings:

Lockbox Location:

.Listing Agent & Brokerage Information.

List Brokerage:	PG Direct Realty Ltd. Brokerage	T: 877-709-0027	F:
List Salesperson:	Jonathan David, Broker of Record	E: customerservice@pgdirectrealty.co	C: 877-709-0027
List Brokerage 2:	PG Direct Realty Ltd. Brokerage	T: 877-709-0027	F:
List Salesperson 2:	Jason Schlegel, Salesperson	E: jschlegel@pgdirectrealty.com	C: 705-309-4770

.Buyer Agent & Brokerage Information.

Buyer Brokerage:	Eastide Realty	T: 905-477-1818
Buyer Salesperson:	Raymond Xu, Broker	T:

Public Remarks: Visit REALTOR website for additional information. Steps to Georgian Bay, the Trans Canada Trail access & a waterfront park. Move in ready, 3 Beds on ground level, 1.5 bath, open concept main floor, beautiful cathedral ceiling, updated kitchen w/quartz counters/island & custom cabinetry, living rm, dining area, work area and small loft, step up to a 16x30ft. family room w/gas fireplace. There is an oversized heated double garage, walkout deck, 24 ft. above ground pool. April 2022 new Furnace, A/C & Fireplace, natural gas BBQ hookup at patio doors.

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Source Board: Barrie and District Association of REALTORS®
 Prepared By: Darby Hiles, Broker
 Date Prepared: 10/14/2022

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MLS® #: 40283884



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200 JEPHSON Street, Victoria Harbour, Ontario L0K 2A0

Simcoe County / Tay / Victoria Harbour
Residential / Freehold/None
Bungalow / House / Detached



Closed
MLS@: 40262316
List Price: \$699,000.00
Sale Price: \$655,000.00
DOM/CDOM: 42 / 42



	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third					
Second					
Upper					
Main	2	1	1		1,200
Lower					
Basement					
Total	2	1	1	0	1,200
Garage	2.0	Driveway	10.0	Total	12
				AG Range:	1001 to 1500
				AG Source:	Other

Recent:
Seller: Kim Bourque
ARN/PIN: 435306000220600 / 584940037
Legal: LT 7 N/S JEPHSON ST W PL 201 VICTORIA HARBOUR; TAY

Directions to Property: Right On Albert St/Right On Jephson Cross Street:

Lot Front:	66 ft	Water Body:	--	Const Mats:	Vinyl Siding
Lot Depth:	165 ft	Water Type:	--	Approx Age:	31-50 Years
Lot Shape:	Rectangular	Waterfront:	No	Year/Src:	--
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Block
Lot Size Src:	GeoWarehouse	Sewer:	Other	Basement Type:	Partial Basement
Acres Range:	< 0.5	Water Src:	Municipal	Basement Fin:	Partially Finished
Topography:	Dry, Flat, Level	Water Trmnt:	None	Roof/Replaced:	Asphalt Shingle/2015
Fronting On:	--	Well Testing:	--	Garage:	Detached Garage
Location:	Urban	Well Depth:	--	Winterized:	Fully Winterized
Zoning:	Village Residential	Pool:	Above Ground	Survey:	None/
UFFI:	--				

REALTOR Remarks: Preferred Closing date, August 16th,2022.

Showing Remarks: Remove shoes, leave card and please turn off the lights * Owner is having surgery, owner will be home during showings between May 27th- May 30th

Additional Property Information.

Driveway Parking: Private Drive Single Wide
Interior Features: Auto Garage Door Remote(s), Ceiling Fans, Rough-in Bath, Sump Pump, Workshop
Exterior Features: Deck(s), Landscaped, Privacy
Basement Features: Development Potential
Security Features: Smoke Detector(s)
Accessibility Features: Bath, Level Entrance, Shower Stall
Laundry Features: In Basement, Laundry Room, Lower Level
Area Influences: Cul de Sac/Dead End, Highway Access, Open Spaces, Rec./Community Centre, School Bus Route, Schools, Shopping Ne
Other Structures: Fence - Full, Workshop, Other
Services: High Speed Internet, Recycling Pickup

Inclusions / Exclusions / Additional.

Inclusions: Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings // Gas BBQ
Exclusions: --
Heating: Forced Air, Gas **Cooling:** Central Air

School Information.

Elem School: Victoria Harbour
High School: GBDSS-Midland

Listing Information.

List Date:	05/19/2022	Financing:		Original List Price:	\$799,000
Expiration Date:		Assign. of Listing:	No	Tax Amt/Yr:	\$2,676.00/2022
Deposit:	10000	HST App to Sale:		Assessment:	247,000/2016
Possession Date:	08/31/2022	HST App to Comm:		Contact After Exp:	No
Possession:	90+ Days	SPIS:		Special Agreement:	No
Holdover Days:	90	IBTA:	No	Sign on Property:	Yes
Occupant Type:	Owner			Environ. Audit:	No
Pending Date:	06/30/2022	Close Date:	08/17/2022		

Buyer Agency Compensation: 2%+HST
Offer Remarks: No pre-emptive offers.

Showing Information.

Showing Req: Showing System, TLSP (List Salesperson) **Lockbox Type:** SentiLock **Lockbox Pin:**
Showings: **Lockbox Location:** Gas Meter

Listing Agent & Brokerage Information.

List Brokerage: [Royal LePage In Touch Realty, Brokerage \(Hwy 93\)](#)
List Salesperson: [BRANDI OSTRANDER, Salesperson](#) [E:bostrander543@gmail.com](mailto:bostrander543@gmail.com)

T:705-526-4271 F:
T:705-526-4271 C:705-427-7030

Buyer Agent & Brokerage Information.

Buyer Brokerage: [Royal LePage In Touch Realty, Brokerage \(Hwy 93\)](#)
Buyer Salesperson: [Scott Hammond, Salesperson](#)

T: 705-526-4271
T: 705-526-4271

Public Remarks:The one you have been waiting for!!! This side split bungalow is fully renovated with beautiful hardwood floors and tile. Featuring a nice white kitchen with island and large dining area with walkout to private fully fenced in backyard. This home has two good sized bedrooms and a large living room with another walkout to a large deck for entertaining. That's not it!!! This property has an extra large detached Garage/Workshop with two floors, one floor for toys and the top for whatever your heart desires. The detached shop also has air conditioning and heat. The backyard has a 2 year old above ground pool for your summer enjoyment. Basement: You could easily add 1 or 2 bedrooms and still have a good sized rec room. Also has a rough in bathroom that could easily be finished to your liking. This home shows great!!!

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Darby Hiles, Broker
Date Prepared: 10/14/2022

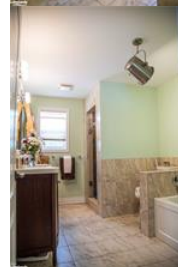
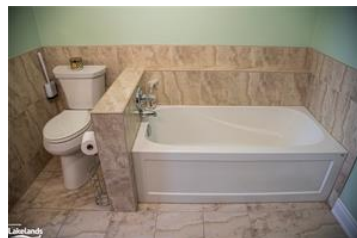
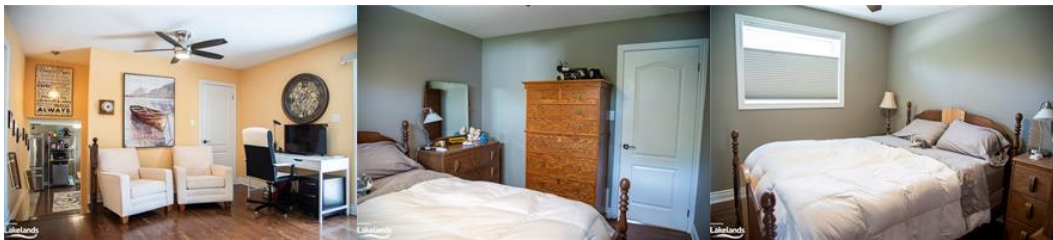
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MLS®#: 40262316



Garage with loft

Home





Basement stairs



Garage loft

Garage loft



Two Car Garage

Two Car Garage

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179 JOHN Street, Victoria Harbour, Ontario L0K 2A0

Simcoe County / Tay / TA76 - Rural Tay
Residential / Freehold/None
Bungalow / House / Detached



Directions to Property: Albert St To John St
Cross Street:

Lot Front:	75.98 ft	Water Body:	--	Const Mats:	Vinyl Siding
Lot Depth:	0 ft	Water Type:	--	Approx Age:	51-99 Years
Lot Shape:	Irregular	Waterfront:	No	Year/Src:	1960/Other
Lot Size Area:	--	Water Frnt Ft:	--	Foundation:	Block, Poured Concrete
Lot Size Src:	--	Sewer:	Sewer (Municipal)	Basement Type:	Full Basement
Acres Range:	< 0.5	Water Src:	Municipal	Basement Fin:	Unfinished
Topography:	Dry, Flat	Water Trmnt:	--	Roof/Replaced:	Asphalt Shingle/2010
Fronting On:	East	Well Testing:	--	Garage:	--
Location:	Urban	Well Depth:	--	Winterized:	--
Zoning:	C1-5	Pool:	None	Survey:	None/
UFFI:	No				

REALTOR Remarks: No showings in upstairs bachelor unit until offer is accepted. Tenant has signed form N11 and is to vacate May 31st/2022. All measurements and information to be verified by Buyer and Buyers Agent. 48 hour irrevocable required. Schedule B required with all Offers. Home is being sold "As Is", seller makes no representations or warranties.

Showing Remarks: TLBO

Additional Property Information.

Driveway Parking: Private Drive Triple+ Wide
Interior Features: Ceiling Fans, Central Vacuum, In-Law Suite, Sump Pump, Water Heater
Exterior Features: Balcony, Deck(s), Year Round Living
Parking Features: Gravel Driveway, Interlock
Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
Laundry Features: Lower Level, Sink
Area Influences: Beach, Lake/Pond, Park, Rec./Community Centre, Schools
Other Structures: Fence - Partial, Shed
Services: Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling P Street Lights, Telephone Available

Inclusions / Exclusions / Additional.

Inclusions: Carbon Monoxide Detector, Dryer, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer // Fridge, Central Vac (As Is)
Exclusions: All Tenants Belongings.
Under Contract: None
Heating: Forced Air, Gas **Cooling:** Central Air

Listing Information.

List Date:	05/17/2022	Financing:		Original List Price:	\$524,000
Expiration Date:		Assign. of Listing:		Tax Amt/Yr:	\$2,205.72/2021
Deposit:	Negotiable	HST App to Sale:		Assessment:	214,000/2022
Possession Date:		HST App to Comm:		Contact After Exp:	No
Possession:	Flexible	SPIS:		Special Agreement:	No
Holdover Days:	60	IBTA:	Yes	Sign on Property:	Yes
Occupant Type:	Tenant			Environ. Audit:	
Pending Date:	05/24/2022	Close Date:	06/30/2022		

Buyer Agency Compensation: 2%+HST

Offer Remarks: Please submit your offer to kerry@lindaknight.ca. 48 Hour Irrevocable. Schedule B with offer.

Showing Information.

Showing Req: Showing System, Lockbox, TLBO (List Brokerage) **Lockbox Type:** Masterlock **Lockbox Pin:**

Showings: **Lockbox Location:** Front Door

Listing Agent & Brokerage Information.

Closed
MLS@: 40257208
List Price: \$524,000.00
Sale Price: \$530,000.00
DOM/CDOM: 7 / 28

	Bedrooms	Bathrooms	Kitchens	Laundry	Finished SqFt
Third					
Second		1	1		2,000
Upper					
Main	3	1	1		
Lower					
Basement					
Total	3	2	2	0	2,000
Garage					1501 to 2000
Driveway		4.0			
Total			4		Other
AG Range:					
AG Source:					

Recent:
Seller: [Get from GeoWarehouse](#)
ARN/PIN: 435306000215300 / 584860064
Legal: As per GeoWarehouse

List Brokerage: [Keller Williams Experience Realty Brokerage](#)
List Salesperson: [Linda Knight, Broker](#) **E:** linda@lindaknight.ca
List Brokerage 2: [Keller Williams Experience Realty Brokerage](#)
List Salesperson 2: [Kerry Zaba, Salesperson](#) **E:** Kerry@lindaknight.ca

T: 705-720-2200 **F:**
T: 705-720-2200 **C:** 705-715-8028
T: 705-720-2200 **F:**
T: 705-730-4406 **C:** 705-730-4406

Buyer Agent & Brokerage Information.

Buyer Brokerage: [Keller Williams Realty Centres Brokerage](#)
Buyer Salesperson: [Stephanie Soave, Salesperson](#)

T: 905-895-5972
T: 705-735-7435

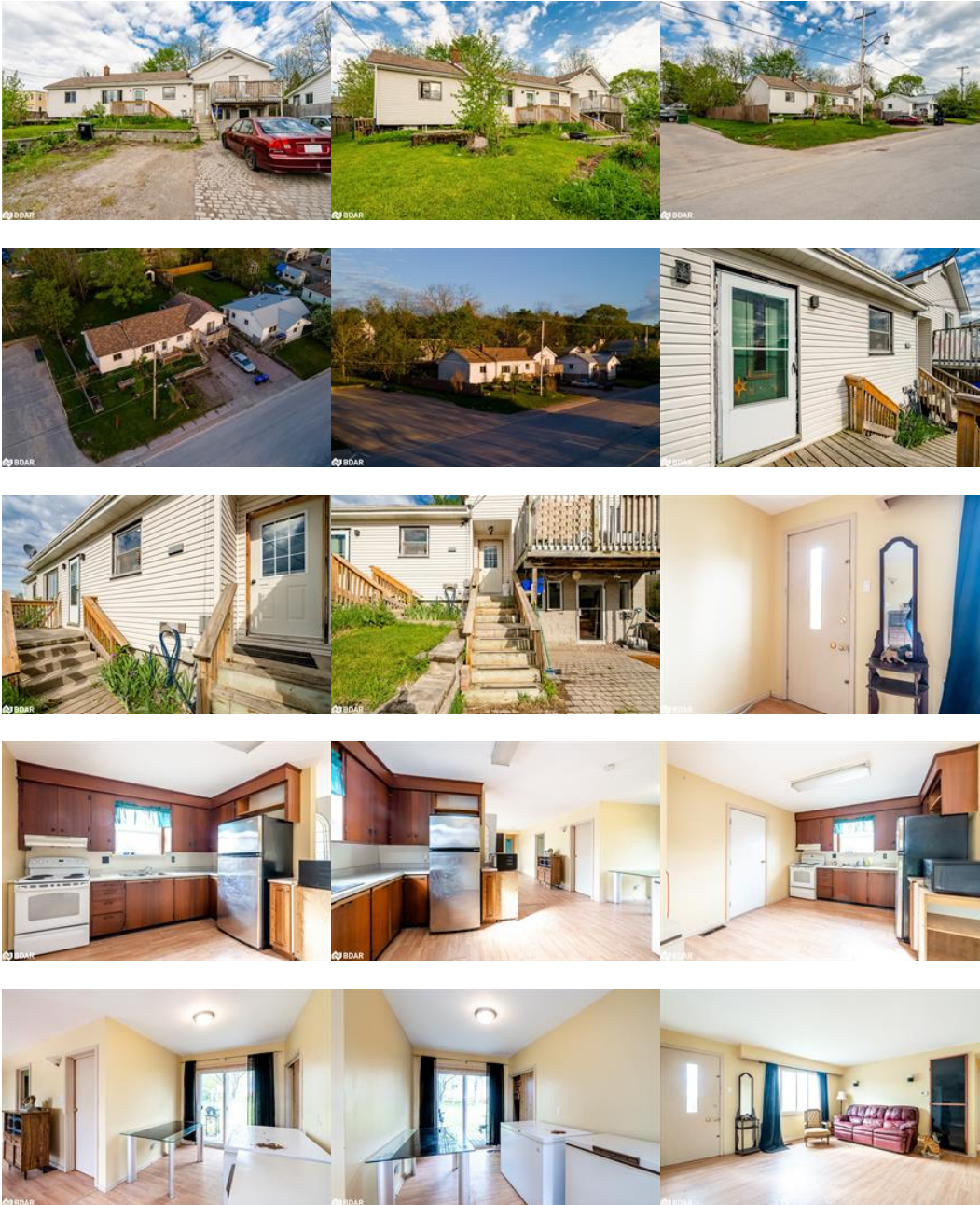
Public Remarks: Amazing investment property with so much potential. Main home has 3 bedrooms, 1 full bathroom and store front business opportunity. Accessory bachelor apartment above the business with kitchenette and full bathroom, ideal for in-law suite. Commercial Zoning C1-5. Steps to the lake and views from the house. Oversized lot! Fantastic location! Home is being sold "As Is"

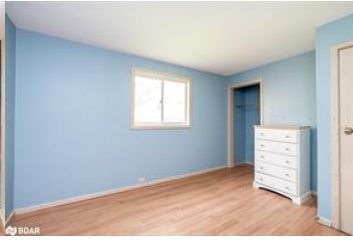
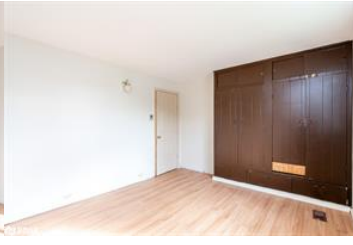
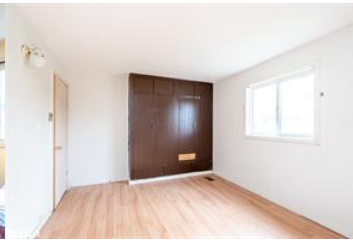
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Prepared By: Darby Hiles, Broker
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