Cross Property Client Full

**217 JOHN STREET**
Victoria Harbour, ON L0K 2A0
Simcoe County/ Tay/

- **Residential/ Single Family/ For Sale**
- **Price:** $284,900.00
- **Active**

**MLS#:** 246452
**List Date:** 28-Feb-2020
**Type:** Detached
**Style:** Bungalow
**Sq Ft Finished:** 720
**Sq Ft Source:** LBO provided
**New Construction:** No
**Bedrooms (AG/BG):** 2
**Bathrooms (F/H):** 1
**Type:** Detached
**Style:** Bungalow
**Sq Ft Finished:** 720
**Sf Above Grade:** 720
**Sf Below Grade:** 0
**Gross Sq Ft:** 720
**Unfinished Sq Ft:** 0
**Lot Front:** 76.51
**Lot Depth:** 
**Road Access Fee:** 
**Lot Size/Acres:** Under .5 Acre/
**Access:** Municipal road, Paved Road, Year Round
**Driveway Spaces/Type:** 3/ Private Single Wide/ Gravel
**Waterfront:** No
**WF Exposure:** 
**Leased Land Fee:** 

**Public Remarks:** Attention first-time buyers or those looking to downsize. This cute and cozy, newly renovated 2-bedroom,1-bathroom home is only steps from Georgian Bay. Close to marinas and lots of local amenities. With brand new appliances, this home is ready for you to move into and start making memories.

**Directions:** Hwy 12 to William Street, Left onto John Street, on Right hand Side

**Interior Features**
- **Basement:** None
- **Heat Primary/Sec:** Baseboard/
- **HVAC:** None
- **Under Contract/Rental Items:** None
- **Add'l Monthly Fees:** None
- **Exterior Finish:** Vinyl Siding
- **Restrictions:** None
- **Services:** Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone
- **Topography:** Dry, Flat, Level
- **Roofing:** Asphalt
- **Water/Supply Type:** Municipal/
- **Exterior Features:** Deck(s), Fenced Partial
- **Other Structures:** Shed
- **Site Influences:** Shopping Nearby, Trails

**Exclusions/Inclusions**
- **Inclusions:** Dryer, Refrigerator, Stove, Washer
- **Exclusions:** none

**Tax Information**
- **Roll#:** 435306000215900
- **Pin#:** 584860070
- **Assessment $/Year:** $112,000/2016
- **Legal Description:** PT LT 9 N/S WILLIAM ST W, 10 N/S WILLIAM ST W PL 201 VICTORIA HARBOUR; PT STATION GROUNDS AND RAILWAY LANDS PL 201 VICTORIA HARBOUR PT 1 & 2, 51R13315; S/T EXECUTION 00-00129, IF ENFORCEABLE; TAY
- **Zoning:** RES
- **Survey/Year:** No
- **Survey Type:** 
- **Taxes/Year:** $1,240/ 2019
- **Alternative Power:** Municipal Sewers
- **Yr Roof Surface Replaced:** 2019

**Rooms**

<table>
<thead>
<tr>
<th>Room</th>
<th>Level</th>
<th>Dimensions</th>
<th>Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>M</td>
<td>11’6”x13’</td>
<td></td>
</tr>
<tr>
<td>Bedroom</td>
<td>M</td>
<td>10’x11’6”</td>
<td></td>
</tr>
<tr>
<td>Bedroom</td>
<td>M</td>
<td>8’6”x9’</td>
<td></td>
</tr>
<tr>
<td>Living Room</td>
<td>M</td>
<td>11’x13’</td>
<td>4-Piece</td>
</tr>
<tr>
<td>Bathroom</td>
<td>M</td>
<td>11’x13’</td>
<td></td>
</tr>
</tbody>
</table>

**Prepared By:** JIM HAWKE, Broker of Record

**Client Full Report**

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**Date Printed:** 03/10/2020

Team Hawke Realty

**Search Criteria**
- Status is one of 'Active', 'Conditional'
- List Brokerage MUI is 11397717
- Co List Brokerage MUI is 11397717
- Co List Brokerage 2 MUI is 11397717
- Co List Brokerage 3 MUI is 11397717
Selected 1 of 32 results.