

11C SALT DOCK Road Unit #104, Parry Sound, Ontario P2A 3B6

Client Full
Active / Residential

11C SALT DOCK Rd #104 Parry Sound

Listing ID: 40564549

Price: **\$489,900**



Parry Sound/Parry Sound/Parry Sound

1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	1	2	1

Beds (AG+BG): **1 (1 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **951**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **951/Plans**
 DOM: **28**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$4,240.00/2023**
 Condo Fee/Freq: **\$598.00/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Welcome to superior Granite Harbour on the shores of Georgian Bay. This attractive open-concept unit is conveniently located on the ground floor with a walk-off balcony for convenient access. It is fully accessible with no stairs or elevator required. This unit features a spacious bedroom plus den that would make an excellent office or place for guests. The ensuite features a walk in shower and there is an additional 4-piece bathroom. It has a full in-suite laundry and storage as well as easy access outdoor covered parking with storage locker conveniently located just steps from the unit. The building is constructed using energy efficient insulated concrete forming and radiant in-floor heating which ensures low heating costs (the gas bill for all of 2023 was a very affordable \$420). This ideal location is steps away from the Waterfront Fitness Trail and the North Shore Rugged Hiking Trail. It is closely located to shopping, the hospital, downtown, performing arts centre and dining. Enjoy an easy, comfortable and maintenance free lifestyle at Granite Harbour with outstanding sunsets at the Salt Dock in beautiful Parry Sound.**

Directions: **Hwy 400 to Parry Sound Dr., left on Joseph Street, right on Isabella, right on Marion and follow to Salt Dock Road. 11C Salt Dock Road "The Breakers"**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **Elevator, Party Room, Visitor Parking**
 Condo Fees: **\$598.00/Monthly**
 Condo Fees Rmrks: **2024 fees**
 Condo Fees Incl: **Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Property Management Fees, Roof, Snow Removal**
 Locker: **Exclusive/104** Balcony: **Open**
 Pets Allowed: **Yes** Condo Corp #: **11**
 Prop Mgmt Co: **Bayshore Property Mgmt** Condo Corp Yr End:
 Building Name: **The Breakers**

Exterior

Construct. Material: **Stone, Wood** Roof: **Asphalt Shingle**
 Shingles Replaced: Foundation: **Prop Attached: Attached**
 Year/Desc/Source: **/Completed / New/Builder** Apx Age: **6-15 Years**
 Other Structures: Winterized: **Fully Winterized**
 Garage & Parking: **Detached Garage//Visitor Parking//Exclusive Parking** Garage Spaces: **1.0**
 Parking Spaces: **1** Driveway Spaces: **0.0** Licen Dwelling:
 Parking Level/Unit: **outdoor** Parking Assigned: **104** Sewer: **Sewer (Municipal)**
 Services: **Cell Service, Electricity, Fibre Optics, High Speed Internet Avail, Street Lights, Telephone Available**
 Water Source: **Municipal** Water Tmnt: Acres Rent:
 Lot Size Area/Units: / Acres Range: **Not Applicable** Lot Shape:
 Lot Front (Ft): **0.00** Lot Depth (Ft): **0.00** Land Lse Fee:
 Location: **Urban** Lot Irregularities:
 Area Influences: **Arts Centre, Beach, Golf, Greenbelt/Conservation, Hospital, Lake/Pond, Marina, Park, Schools, Shopping Nearby, Trails, Visual Exposure**
 View: **Trees/Woods** Retire Com:
 Topography: Fronting On: **North**
 Restrictions: **Municipal** Exposure: **East**
 Local Impvmt: **No**
 School District: **Near North District School Board**
 High School: **PSHS**
 Elementary School: **PSPS**

Interior

Interior Feat: **Air Exchanger, Elevator, Water Heater** FP Stove Op:
 Laundry Feat: **In-Suite** Contract Cost/Mo: **17.98**
 Cooling: **None**
 Heating: **Gas Hot Water, In-Floor**
 Fireplace: **0**
 Under Contract: **Hot Water Heater**
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**
 Electric Age: **7** Plumbing Age: **7** Furnished:

Furnace Age:

Tank Age: 7

UFFI: No

Property Information

Common Elem Fee: **Yes** Local Improvements Fee: **No**
 Legal Desc: **UNIT 11, LEVEL 1, PARRY SOUND STANDARD CONDOMINIUM PLAN NO. 11 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN GB110895 TOWN OF PARRY SOUND**
 Zoning: **M2** Survey: **Unknown/**
 Assess Val/Year: **\$254,000/2024** Hold Over Days: **90**
 PIN: **528110032** Occupant Type: **Owner**
 ROLL: **493201000409204**
 Possession/Date: **Flexible/** Deposit: **10000**

Brokerage Information

List Date: **04/02/2024**
 List Brokerage: [Kawartha Waterfront Realty](#) 

--- --
 Source Board: Barrie and District Association of REALTORS®
 Prepared By: David Donais, Broker
 Date Prepared: 04/30/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Listing ID: 40564549

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	7' 5" X 5' 0"	2.26 X 1.52	
Kitchen	Main	8' 9" X 8' 0"	2.67 X 2.44	
Laundry	Main	7' 5" X 4' 0"	2.26 X 1.22	
Bathroom	Main	8' 0" X 6' 5"	2.44 X 1.96	4-Piece
Living Room	Main	17' 3" X 10' 10"	5.26 X 3.30	
Den	Main	9' 0" X 9' 0"	2.74 X 2.74	
Bedroom Primary	Main	15' 0" X 14' 0"	4.57 X 4.27	
Bathroom	Main	8' 6" X 8' 5"	2.59 X 2.57	3-Piece, Accessible, Ensuite

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.