

Thinking of a move?



Sheryl Hennebry

705-627-1297

shennebry@sympatico.ca

Accredited Senior Agents

Vi Peacock

705-321-6277

thepeacocks1@rogers.com

Seniors Real Estate Specialists®

If you are considering selling or buying, the following statistics from September may be of interest to you:

- The average selling price for detached residential properties rose to \$384,477 which is an increase of 14% over September, 2014.
- Condominium sales activity for the City of Barrie was \$226,329 for September 2015, which was an increase of 4% over the same period last year.

Unfortunately, we don't have a crystal ball to check to see just how long this trend will continue! However, the Autumn is always a good time to list as there are usually far fewer lovely properties for sale than in a Spring market. We can help ensure that your home is presented in the best possible way.

Condo Update: Anyone following the Harmony Village proposal for downtown Barrie may be interested in Harmony Village Sheppard which has just broken ground at Warden and Sheppard in Toronto. It is the same developer, City Core Developments: www.harmonyvillage.ca. There was also an informative article in the Toronto Star, August 22, 2015. Contact us for further information.

Question: Is it risky to ignore condo rules?

Answer: YES! As reported by the Toronto Star, 08/15, a Barrie couple tried to ignore the condo rule regarding the size limitation for dogs. After an intense court battle, the judge found in favour of the condo corporation and the couple were required to remove the oversized dog and pay \$47,000 in court costs. When purchasing or renting a condo, it is important to review the rules and regulations before finalizing the agreement of sale or rental agreement. Our job is to determine the facts and draft an agreement that will safeguard you and your family.

Bungalows available: There are 32 raised bungalows, ranging from \$262,000 -- plus one waterfront property, listed for \$2,499,000! At writing, there were 54 ranch bungalows, ranging from \$249,000 - \$989,000 and one Rental, \$1,800

New Condo Listing: The Canterbury, 500 Mapleview West, Barrie. Rare, 3-bedroom, 2 full bath suite; separate laundry and two walkouts to a lovely, west-facing balcony and glorious sunsets! Only steps from elevator, library and Amenities Room; FAG is included in monthly condo fees and residents have free access to the party room; Small, clean, well-maintained, adult-friendly building. Check out: www.thinkingofamove.ca for pictures.

Downsizing tip: If you are sorting your elderly sheets, towels, etc., the Ontario SPCA Barrie Branch is more than willing to take them. As you can imagine there are a great many operations and "accidents" that take place every day – the location is: 91 Patterson Rd, Barrie – there is a large container outside the building if you drop off after hours.



B.J. Roth Realty Ltd. Brokerage
100-300 Lakeshore Rd.
Barrie, ON L4N 0B4
Office: 705-737-3664
Fax: 705-735-6960

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