

## Property Member Full

56 FIFTH Street, Angus, Ontario L0M 1B3

Member Full  
Closed / Residential

Confidential for REALTORS® Only

MLS® #: BD1606697  
List Price: \$165,800  
Sold Price: \$155,000.00



### Simcoe County/Essa/ES10 - Angus Bungalow/Modular Home

	Beds	Baths	Kitch
Basement	3		1

Beds (AG+BG): 3 (3 + 0)  
Baths (F+H): 1 (1 + 0)  
SF Fin Range: 1001 to 1500  
AG Fin SF: 1,488  
DOM/CDOM: 95/0  
Common Interest:

Seller: MELISSA A VANLEEUWEN, JACK VANLEEUWEN

Remarks/Directions

Public: Internet Remarks: one of the largest in the park! Huge master, 2 other bdrms plus a den. Huge LR with gas FP. Custom kitchen has locally sourced white pine cupboards with multiple pot drawers, hardwood countertop and gas stove. A/c, extra insulation, newer furnace, gas bbq hookup, some new paint and flooring. Enjoy the park's in ground pool. Bus stop steps away! Big shed with hydro. Fees \$157/mth. Please attach sch "b" to all offers, AreaSqFt: 1488, Finished AreaSqFt: 1488, Finished AreaSqM: 138.24, Property Size: -1/2A, Features: Floors Laminate, Main Floor Laundry,,

REALTOR®: ONE OF THE LARGEST IN THE PARK! HUGE MASTER, 2 OTHER BDRMS PLUS A DEN. HUGE LR WITH GAS FP. CUSTOM KITCHEN HAS LOCALLY SOURCED WHITE PINE CUPBOARDS WITH MULTIPLE POT DRAWERS, HARDWOOD COUNTERTOP AND GAS STOVE. A/C, EXTRA INSULATION, NEWER FURNACE, GAS BBQ HOOKUP, SOME NEW PAINT AND FLOORING. ENJOY THE PARK'S IN GROUND POOL. BUS STOP STEPS AWAY! BIG SHED WITH HYDRO. FEES \$157/MTH. PLEASE ATTACH SCH "B" TO ALL OFFERS

Directions: CECIL STREET TO FIFTH STREET

Common Elements

Exterior

Construct. Material: Vinyl Siding  
Shingles Replaced: 1976//  
Year/Desc/Source: Shed  
Other Structures: , , Other  
Garage & Parking: , , Other  
Parking Level/Unit: Cable TV Available, Natural Gas Available, Other  
Services: Municipal  
Water Source: /  
Lot Size Area/Units: /  
Location: Park, Public Transit, Rec./Community Centre, Other  
Area Influences: Topography: Roof: Prop Attached: Apx Age: Winterized: Sewer: Sewer (Municipal)  
Acres Rent: Land Lse Fee: Fronting On: East

Interior

Interior Feat: Separate Dining Room, Other  
Basement: Crawl Space  
Heating: Forced Air, Gas  
Fireplace: /Natural Gas  
Under Contract: Furnace, Hot Water Heater  
Furnace Age: Tank Age: FP Stove Op: Contract Cost/Mo: UFFI: No

Property Information

Legal Desc: MOBILE HOME SERIAL NO. 3943C AND ONE COMMON SHARE OF 840662 ONTARIO LTD.  
Zoning: RES,  
PIN: 000000000  
ROLL: 000000000000000  
Possession Rmks: IMMEDIATE  
Survey: /  
Occupant Type: Vacant

Showings:  
 Showing Instructions: **Lock Box**  
 Possession:

## Brokerage Information


List Date: **08/12/2016** Expiration Date: Int Bearing Bkg Trust Account:  
 Financing: **Other** SPIS: Contact After Expired: **No**  
 Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement:  
 List Brokerage: **YOUR CHOICE REALTY CORP., BROKERAGE** Brkge #: **(705) 797-4875**  
 List Salesperson: **PERDITA CHIVERS, Salesperson** Direct #: **705-794-4085**  
 Email: **perdita.chivers@gmail.com** L/SP Cell:  
 Original List Price: **\$165,800.00** Sold Price: **\$155,000.00** Pending Date: **11/15/2016** Close Date: **11/15/2016**  
 SP/LP: **0.93** LP/AG+BG SF: **\$111.42** SP/AG+BG SF: **104.17** HST:  
 Buyer Brokerage: **KELLER WILLIAMS EXPERIENCE REALTY, BROKERAGE** Phone: **(705) 720-2200**  
 Buyer Salesperson: **SEAN KENNARD, Salesperson** Phone: **(705) 794-3902**  
 Source Board: **Barrie**  
**Prepared By: DARBY HILES, Salesperson** **Date Prepared: 06/01/2021**  
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56 FIFTH Street, Angus, Ontario L0M 1B3

MLS® #: BD1606697


MLS# **XH4108458** Type: **RESILEASE/Apartment/Condo** CDOM: List Agt: [HBHAMZEMO](#)  
 List Off: [RE/MAX Escarpment LEAD EX Realty](#)

DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
1	\$1,900 RLSE	New Listing	05/31/21	->ACT	06/01/21 07:47 AM	<a href="#">HBHAMZEMO</a>




MLS# **XH4108184** Type: **RESILEASE/Apartment/Condo** CDOM: List Agt: [HBGOLFIRO](#)  
 List Off: [RE/MAX Escarpment Golfi Realty Inc.](#)

DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
0	\$2,350 RLSE	New Listing	05/27/21	->ACT	05/28/21 09:54 PM	<a href="#">HBTHOMSVI</a>




MLS# **XH4107930** Type: **BUSOP/Sale of Business** CDOM: List Agt: [HBSNOWDPA](#) Sold Price: \$88,500.00  
 List Off: [RE/MAX Real Estate Centre Inc.](#)

DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
5	\$88,500 BUS	Pending	06/01/21	ACT->PND	06/01/21 09:53 AM	<a href="#">HBSNOWDPA</a>
0	\$99,900 BUS	New Listing	05/27/21	->ACT	05/27/21 12:01 PM	<a href="#">HBSNOWDPA</a>




MLS# **XH4107635** Type: **RESILEASE/Apartment/Condo** CDOM: List Agt: [HBGOLFIRO](#)  
 List Off: [RE/MAX Escarpment Golfi Realty Inc.](#)

DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
1	\$2,350 RLSE	New Listing	05/20/21	->ACT	05/21/21 10:26 AM	<a href="#">HBTHOMSVI</a>



MLS# **XH4106759** Type: **Residential/House** CDOM: List Agt: [HBWOOLCDR](#)  
 List Off: [Exp Realty](#)

DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
	\$1,169,900 RESI	New Listing	05/11/21	->ACT	05/12/21 02:33 PM	<a href="#">HBWOOLCDR</a>



MLS# **XH4106069** Type: **RESILEASE/Apartment/Condo** CDOM: List Agt: [HBKAPONA](#) Sold Price: \$1,895.00  
 List Off: [Royal LePage Macro Realty](#)

DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
16	\$1,895 RLSE	Closed	06/01/21	PND->CLS	06/01/21 12:11 AM	<a href="#">MatrixSystem</a>
15	\$1,895 RLSE	Pending	05/21/21	ACT->PND	05/25/21 10:24 AM	<a href="#">HBIAROSJI</a>
2	\$1,895 RLSE	Back On Market	05/12/21	HOLD->ACT	05/12/21 12:16 AM	
2	\$1,895 RLSE	Suspended	05/07/21	ACT->HOLD	05/07/21 11:34 AM	<a href="#">HBKINCASA</a>
0	\$1,895 RLSE	New Listing	05/05/21	->ACT	05/06/21 07:23 PM	<a href="#">HBATKINKA</a>


List Agt: [HBWOOLCDR](#)

Sold Price: \$1,850.00

MLS# [XH4106037](#) Type: **RESILEASE/Apartment/Condo** CDOM: List Off: [Exp Realty](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
22	\$1,850 RLSE	Closed	06/01/21	PND->CLS	06/01/21 12:11 AM	<a href="#">MatrixSystem</a>
24	\$1,850 RLSE	Pending	05/26/21	ACT->PND	05/28/21 11:53 AM	<a href="#">HBGROFTME</a>
	\$1,850 RLSE	New Listing	05/04/21	->ACT	05/05/21 01:53 PM	<a href="#">HBWOOLCDR</a>

MLS# [XH4105432](#) Type: **LAND/Residential** CDOM: List Agt: [HBWOOLCDR](#) List Off: [Exp Realty](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
1	\$2,400,000 LAND	New Listing	04/28/21	->ACT	04/29/21 02:28 PM	<a href="#">HBWOOLCDR</a>

MLS# [XH4105031](#) Type: **Residential/House** CDOM: List Agt: [HBFEELY](#) Sold Price: \$360,000.00 List Off: [Keller Williams Complete Realty](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
12	\$360,000 RESI	Pending	05/11/21	ACTUC->PND	05/11/21 07:13 PM	<a href="#">HBFEELY</a>
6	\$375,000 RESI	Conditional	05/05/21	ACT->ACTUC	05/05/21 01:45 PM	<a href="#">HBFEELY</a>
0	\$375,000 RESI	New Listing	04/29/21	->ACT	04/29/21 09:42 AM	<a href="#">HBFEELY</a>

MLS# [XH4105151](#) Type: **Residential/Apartment/Condo** CDOM: List Agt: [HBWOOLCDR](#) List Off: [EXP Realty](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
8	\$465,000 RESI	Cancelled	05/04/21	ACT->CAN	05/04/21 03:55 PM	<a href="#">HBWOOLCDR</a>
	\$465,000 RESI	New Listing	04/26/21	->ACT	04/27/21 01:48 PM	<a href="#">HBWOOLCDR</a>

MLS# [XH4095320](#) Type: **RESILEASE/Apartment/Condo** CDOM: 8 List Agt: [HBOLIVEPA](#) Sold Price: \$1,900.00 List Off: [Royal LePage Burloak Real Estate Services](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
8	\$1,900 RLSE	Closed	06/01/21	PND->CLS	06/01/21 12:12 AM	<a href="#">MatrixSystem</a>
8	\$1,900 RLSE	Pending	05/05/21	ACT->PND	05/05/21 09:41 AM	<a href="#">HBSODERRR</a>
0	\$1,900 RLSE	New Listing	04/27/21	->ACT	04/27/21 12:44 PM	<a href="#">HBOLIVEPA</a>

MLS# [XH4103762](#) Type: **Residential/Row/Townhouse** CDOM: List Agt: [HBGOLFIRO](#) Sold Price: \$774,900.00 List Off: [RE/MAX Escarpment Golfi Realty Inc.](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
6	\$774,900 RESI	Pending	04/18/21	ACT->PND	04/20/21 12:35 PM	<a href="#">HBCOCKCNI</a>
0	\$774,900 RESI	New Listing	04/14/21	->ACT	04/14/21 06:09 PM	<a href="#">HBTOMSVI</a>

MLS# [XH4095256](#) Type: **RESILEASE/Apartment/Condo** CDOM: 20 List Agt: [HBOLIVEPA](#) Sold Price: \$1,750.00 List Off: [Royal LePage Burloak Real Estate Services](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
20	\$1,750 RLSE	Closed	05/15/21	PND->CLS	05/21/21 12:15 AM	<a href="#">MatrixSystem</a>
20	\$1,750 RLSE	Closed	05/15/21	PND->CLS	05/15/21 12:11 AM	<a href="#">MatrixSystem</a>
20	\$1,750 RLSE	Pending	05/03/21	ACT->PND	05/03/21 04:50 PM	<a href="#">HBCRAIGKE2</a>
0	\$1,750 RLSE	New Listing	04/13/21	->ACT	04/13/21 07:35 PM	<a href="#">HBOLIVEPA</a>

MLS# [XH4095298](#) Type: **RESILEASE/Apartment/Condo** CDOM: 8 List Agt: [HBOLIVEPA](#) Sold Price: \$1,750.00 List Off: [Royal LePage Burloak Real Estate Services](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
8	\$1,750 RLSE	Closed	05/01/21	PND->CLS	05/21/21 12:17 AM	<a href="#">MatrixSystem</a>
8	\$1,750 RLSE	Closed	05/01/21	PND->CLS	05/01/21 12:10 AM	<a href="#">MatrixSystem</a>
9	\$1,750 RLSE	Pending	04/17/21	ACT->PND	04/18/21 10:30 AM	<a href="#">HBBURNSTR</a>
0	\$1,750 RLSE	New Listing	04/09/21	->ACT	04/09/21 01:58 PM	<a href="#">HBOLIVEPA</a>

MLS# [XH4103177](#) Type: **Residential/House** CDOM: List Agt: [HBHANSEJE](#) Sold Price: \$565,000.00 List Off: [Apex Results Realty Inc.](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
5	\$565,000 RESI	Pending	04/11/21	ACT->PND	04/12/21 02:00 PM	<a href="#">HBVANDEBO1</a>
1	\$565,000 RESI	New Listing	04/07/21	->ACT	04/08/21 10:41 PM	<a href="#">HBHANSEJE</a>

MLS# [XH4102979](#) Type: **Residential/Row/Townhouse** CDOM: List Agt: [HBGOLFIRO](#) List Off: [RE/MAX Escarpment Golfi Realty Inc.](#)

DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
6	\$700,000 RESI	Cancelled	04/14/21	ACT->CAN	04/14/21 02:39 PM	<a href="#">HBTOMSVI</a>



0 \$700,000 RESI New Listing 04/08/21 ->ACT 04/08/21 11:37 AM [HBTHOMSVI](#)

MLS# [XH4102411](#)

Type: **Residential/Apartment/Condo**

List Agt: [HBWOOLCDR](#) Sold Price: \$644,500.00  
List Off: [RE/MAX Escarpment Woolcott Realty Inc.](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
6	\$644,500 RESI	Pending	04/06/21	ACT->PND	04/07/21 12:13 PM	<a href="#">HBROBINLA2</a>
0	\$619,900 RESI	New Listing	04/01/21	->ACT	04/01/21 03:51 PM	<a href="#">HBBROWNME3</a>

MLS# [XH4102289](#)

Type: **COMMSALE/Retail**

CDOM:

List Agt: [HBSTEWADO](#)  
List Off: [RE/MAX Escarpment Realty Inc.](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
0	\$239,888 COMS	New Listing	04/01/21	->ACT	04/01/21 10:14 AM	<a href="#">HBHIEBR</a>

MLS# [XH4101864](#)

Type: **Residential/Apartment/Condo**

List Agt: [HBSTJEAMI](#)  
List Off: [Michael St. Jean Realty Inc.](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
2	\$439,550 RESI	Price Decrease	03/29/21	\$439,600->\$439,550	03/29/21 01:43 PM	<a href="#">HBNORTOCR</a>
0	\$439,600 RESI	New Listing	03/27/21	->ACT	03/27/21 12:00 PM	<a href="#">HBAHMADSU</a>

MLS# [XH4101860](#)

Type: **Residential/Apartment/Condo**

List Agt: [HBSTJEAMI](#)  
List Off: [Michael St. Jean Realty Inc.](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
0	\$639,460 RESI	New Listing	03/27/21	->ACT	03/27/21 11:48 AM	<a href="#">HBAHMADSU</a>

MLS# [XH4101859](#)

Type: **Residential/Apartment/Condo**

List Agt: [HBSTJEAMI](#)  
List Off: [Michael St. Jean Realty Inc.](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
0	\$598,100 RESI	New Listing	03/27/21	->ACT	03/27/21 11:43 AM	<a href="#">HBAHMADSU</a>

MLS# [XH4101858](#)

Type: **Residential/Apartment/Condo**

List Agt: [HBSTJEAMI](#)  
List Off: [Michael St. Jean Realty Inc.](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
0	\$644,150 RESI	New Listing	03/27/21	->ACT	03/27/21 11:35 AM	<a href="#">HBAHMADSU</a>

MLS# [XH4101857](#)

Type: **Residential/Apartment/Condo**

List Agt: [HBSTJEAMI](#)  
List Off: [Michael St. Jean Realty Inc.](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
0	\$649,400 RESI	New Listing	03/27/21	->ACT	03/27/21 11:30 AM	<a href="#">HBAHMADSU</a>

MLS# [XH4101856](#)

Type: **Residential/Apartment/Condo**

List Agt: [HBSTJEAMI](#)  
List Off: [Michael St. Jean Realty Inc.](#)

DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
2	\$679,100 RESI	Price Increase	03/29/21	\$673,850->\$679,100	03/29/21 01:39 PM	<a href="#">HBNORTOCR</a>
0	\$673,850 RESI	New Listing	03/27/21	->ACT	03/27/21 11:24 AM	<a href="#">HBAHMADSU</a>





MLS# [XH4101855](#)

Type: **Residential/Apartment/Condo/Unit**

List Agt: [HBSTJEAMI](#)

List Off: [Michael St. Jean Realty Inc.](#)



DOM	Price Type	Change Type	Effective	Change Info	Chg Timestamp	Chg By
0	\$679,650 RESI	New Listing	03/27/21	->ACT	03/27/21 11:17 AM	<a href="#">HBAHMADSU</a>

MLS® #: **BD1606697**

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

MLS® #: **BD1606697**



Exterior Front. Welcome to 56 Fifth Living Room. 33ft Living Room with gas fireplace



Living Room. Lots of light!



Dining Room.



Dining Room. Newer window with awning



Kitchen. updated sink and tap



Kitchen. Gas stove, custom hardwood countertop and new backsplash



Kitchen. Locally sourced white pine custom cabinets. Six pot drawers!



Bedroom.



Bathroom. new flooring



Bedroom.

Other. one of two a/c units

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