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4 - 356 Simcoe St
Vi James Bay ~ V8V 1L1

Interior Details

Layout: Ground Level Entry With Main Up

Bedrms: 3 **Kitchens:** 1
Baths Tot: 4 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:** 3
Bth 3Pce: 1 **Fin SqFt:** 1,414
Bth 4Pce: 1 **Unfin SqFt:** 183
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 1 **FP Feat:** Gas, Living Room
App Incl: F/S/W/D, Microwave, Range Hood
Intr Ftrs: Closet Organizer, Eating Area, French Doors, Storage, Vaulted Ceiling(s)

Rooms

| RoomType | Level | Dim/Pcs |
|-------------------|--------|---------|
| Bathroom | Lower | 3-Piece |
| Bedroom | Lower | 11x11 |
| Entrance | Lower | 7x5 |
| Bathroom | Main | 2-Piece |
| Dining Room | Main | 10x9 |
| Kitchen | Main | 11x11 |
| Living Room | Main | 14x14 |
| Bathroom | Second | 4-Piece |
| Bedroom | Second | 10x9 |
| Bedroom - Primary | Second | 11x11 |
| Ensuite | Second | 4-Piece |
| Walk-in Closet | Second | 9x4 |
| Garage (Unfin) | Lower | 18x10 |
| Patio (Unfin) | Lower | 18x15 |
| Patio (Unfin) | Lower | 10x10 |
| Storage (Unfin) | Lower | 6x5 |
| Balcony (Unfin) | Main | 6x3 |

Rooms Summary

| | Lower | Main | Second | Third | Other |
|-----------------|-------|------|--------|-------|-------|
| Fin SqFt | 356 | 535 | 523 | 0 | 0 |
| Beds | 1 | 0 | 2 | 0 | 0 |
| Baths | 1 | 1 | 2 | 0 | 0 |
| Kitchens | 0 | 1 | 0 | 0 | 0 |

Listing Summary

MLS®: 997194 **List Price:** \$899,900
Status: Active **Orig Price:** \$899,900
Sub Type: Row/Twn **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,169 **Strata Fee:** \$581
2025 Asmt: \$821,000 **Title:** Frhld/Str

Remarks

Three bedroom four bathroom 1400+sqft three level townhome in James Bay at Gables. Very desirable location in a quiet nine unit 1992 built complex that has been well maintained. Functional layout with single garage plus additional surface parking stall, front south facing patio and a large 330sqft fully fenced rear patio. Beautiful main floor with south facing exposure from living room with gas fireplace for efficient heating, easy maintenance cork floors, two piece bathroom, functional kitchen with plenty cabinets, separate dining area and balcony access. The top floor features primary bedroom with full ensuite and large walk in closet as well as second bedroom with another full bathroom. Ground floor contains large third bedroom or flex room with patio access, bathroom with shower, single garage and storage room! Two pets any size permitted. Best of all, move in ready and immediate occupancy to enjoy your summer and take in all James Bay has to offer and steps to the Inner Harbour!

Building Information

Built (est): 1992 **Lgl NC Use:**
Oth Equ: Central Vacuum, Electric Garage **Bldg Warr:**
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco **EnerGuide Rtg/Dt:**
Ext Feat: Balcony/Deck, Balcony/Patio, Fencing: Full, Garden

Cool: None
Heat: Baseboard, Electric, Natural Gas
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 897sqft / 0.02ac **Dims (w/d):** **Waterfront:**
Prk Type: Attached, Garage, Open **View:**
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Central Location, Landscaped, Level, Marina Nearby, Recreation Nearby, Rectangular Lot, Serviced, Shopping Nearby, Sidewalk,
Complex: Gables **Prk Tota:** 2 **Rent Alld?:** Unrestricted: No Short term rentals
SqFt Balc: **StrLots/Cplx:** 9 **Prk Cm Prp:** 1 **Yng Ag Alld?:** 0: All Ages
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat: **Suites/Bldg:** 9 **Prk Str Lot:** 1 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 3 **Str Lot Incl:** Balcony, Deck/Patio, Garage, Parking Stall, Private Garden
Gnd/Top?: **Lvls/Suite:** 3
Shrd Am: Street Lighting **Unit Incl:** Garbage Removal, Insurance, Maintenance Grounds,

