

parksideboutiquesuites



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Life Leasing Agent

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parksideboutiquesuites
15 parkside drive, barrie, on
call Karla Glynn at 647-955-6771
www.parksideboutiquesuites.ca

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Our Mission:

To provide self-reliant seniors with a home-like residential setting in an environment that is guided by inclusivity, trust and mutual respect.

Our Values:

Parkside Boutique Suites dedicated to upholding the principles of the Charter of Human Rights and Freedoms. We strive to create an inclusive and welcoming atmosphere for individuals of all backgrounds, including different races, religions, nationalities, ethnicities, genders, sexual orientations, and identities.

Who is Parkside Boutique Suites?

Parkside Boutique Suites is a registered Ontario company. Its two directors have owned the property since December of 2009, and live at the property.

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Why Choose the City of Barrie?

Barrie, with a population of almost 150,000, is poised to be one of the nicest cities to live in the Golden Horseshoe.

Just a short 100km north of Toronto, Barrie boasts convenient access via car, rail, or bus to the vibrant life of the city. Yet, it maintains a small-town charm, fostering frequent encounters with familiar faces throughout its streets.

The jewel in Barrie's crown is Lake Simcoe, offering residents and visitors a plethora of activities year-round. Its tranquil waters, sandy beaches, and expansive park system along Kempenfelt Bay provide endless leisure opportunities.

Nestled on the southern fringe of Ontario's renowned cottage country, Barrie is a gateway to the region's picturesque lakes and charming towns, all just a brief drive away.

For those inclined towards shopping, Barrie leaves no desire unmet, whether it's exploring the quaint downtown boutiques or indulging in the variety of large retail outlets and malls scattered across the city.

To delve deeper into what Barrie has to offer, visit Barrie Tourism's website at <https://www.tourismbarrie.com>

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Frequently Asked Questions: General

How old do you need to be to move into Parkside Boutique Suites?

One resident is required to be 65 years or older at the time of accepting a suite.

What if the owners decide to sell?

The owners/management have no plans to sell the property and are committed to long-term residency for themselves and the Life Lease residents.

Can I bring my pet?

Yes. Indoor cats, bunnies, gerbils etc. require notification to management, and there are limitations on numbers. There is an approval process for dogs – maximum weight of 15 lbs.

Where are Parkside Boutique Suites located?

We're located at 15 Parkside Drive, Barrie, Ontario.

What other amenities are in the immediate area?

You are right in the heart of Barrie - yet in a peaceful setting. Here's some wonderful amenities and facilities may access and the time it takes to get to each:

- Queens Park – one-minute walk
- Barrie Transit Hub (connects to regional bus services and takes you anywhere in Barrie) – six-minute walk
- Downtown's "5-Points" – six-minute walk.
- Heritage Park – seven-minute walk
- Centennial Beach – fifteen-minute walk, which connects you to more beaches, parks, walking and cycling trails and two marinas.
- Allandale GO Train (with regular hourly service to Toronto) – five-minute drive
- Royal Victoria Regional Health Centre – ten-minute drive

In addition - within a kilometre - we have a large retail mall with grocery stores, a drug store, restaurants, as well as a good number of specialty stores.

Barrie also boasts the largest retail shopping area north of Toronto. Downtown alone we have an art gallery, farmers' market, and a new live theatre venue. To learn more about the City of Barrie, go to the City of Barrie's website at www.city.barrie.on.ca.

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Frequently Asked Questions: Life Lease Details

What is a Life Lease?

The resident purchases the right to occupy a suite. A Life Lease is specifically designed for seniors who wish to become residents with other like-minded seniors in a home-like environment and who wish for both predictability and minimizing their monthly costs.

Do I own my suite?

No. A life lease is the purchase of the *right* to occupy a suite for an indefinite amount of time.

What happens when I want to sell, or pass away?

You sell your life lease to another person at market rates. Whatever appreciation you make is yours, or your estates to keep. A small management fee is payable to Parkside Boutique Suites, and any new resident is subject to Parkside Boutique Suites rules.

What monthly fees will I be required to pay?

All Life Lease residents will pay a monthly Occupancy Fee (see below for details). In addition, other optional services or amenities may apply. Call for details.

What Operating Expenses are covered by the monthly Occupancy Fee?

The Occupancy Fee covers your proportionate share of the cost of the following:

- Property taxes
- Natural gas and water/sewage
- Common electrical costs
- Cable TV and Internet (basic service)
- Administration costs
- Repairs and Maintenance to the building and grounds
- Insurance on the building (not on personal contents)
- Reserve Fund is separate

Will the Occupancy Fee change?

Yes. Once a year it will be reviewed and adjusted based on costs. Residents will be notified 90 days in advance.

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Are there any other charges or fees when I move in?

No. Six appliances (refrigerator, stove, microwave, dishwasher, and washer/dryer combo) are provided which become the responsibility of the resident upon moving in. Residents are responsible to supply their own appliances once these no longer function or they wish to change them. Flooring is provided initially. Residents are responsible for supplying and installing any new flooring if it has become worn out, or should they wish to change it. (Certain restrictions apply)

When a resident has given notice to vacate, the flooring will be inspected by management and if it is deemed non-transferable it will be removed and disposed of at the vacating resident's expense.

What happens when I need to vacate the unit?

When you determine that you need to vacate your unit, you need to provide a minimum of 60 days' notice from the beginning of the following month. All monthly fees remain the responsibility of the standing tenant until a new tenant resumes the responsibility. Similarly, upon death, your estate remains responsible for the same period.

The resident is responsible for finding a replacement resident that must qualify based on Parkside Boutique Suites terms.

Do I have to sign a contract?

Yes. We provide an easy-to-understand Life Lease contract that provides protection for all parties.

Can someone else purchase the suite on my behalf?

Yes, although the contract is exclusively between Parkside Boutique Suites and the occupant(s).

Will I need a lawyer for the purchase?

We request that you seek Independent Legal Advice prior to your purchase.

Are there any additional services offered?

Yes. We offer regular housekeeping services either once a week or once every other week for a nominal cost.

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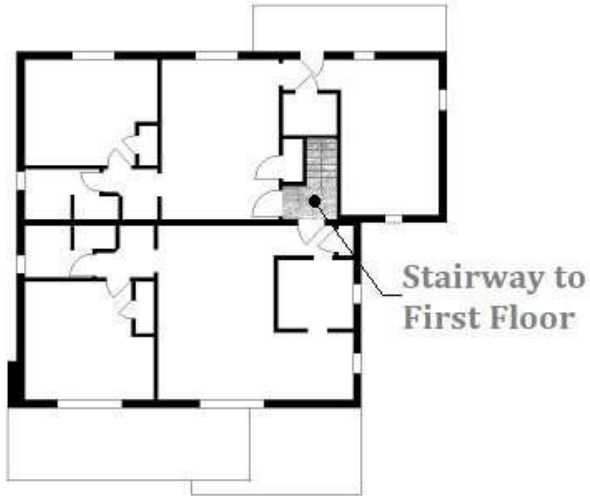
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suite

layouts

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Building Common Areas



Second Floor

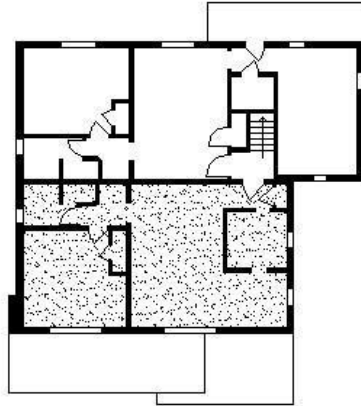


First Floor

Ground Floor

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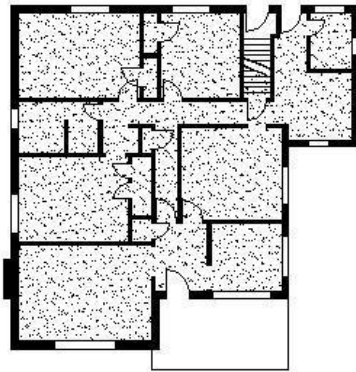
Building Key Plan



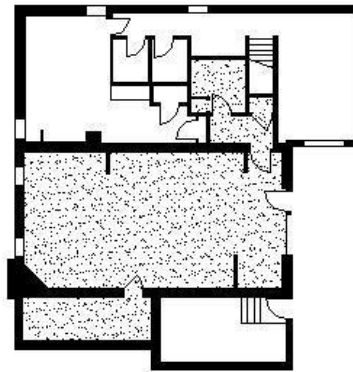
Second Floor
Suite 1: The Dunlop Suite



Second Floor
Suite 2: The Kempenfelt Suite



First Floor
Suite 3: Management



Ground Floor
Suite 4: The Hart Suite

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Suite 1: The Dunlop Suite

725.3 sq.ft. (67.4 sq.m.)

\$445,000

**Second Floor Access
Street View!**



\$550 /mo Occupancy Fees (estimated)



BATHROOM - OPTION 1



BATHROOM - OPTION 2



Suite Features:

- faces west and overlooks the street
- all st.st. finish kitchen appliances
- GE 19.5 cu.ft. refrigerator
- GE electric oven and stovetop
- GE integrated microwave
- GE dishwasher
- huge living area
- separate dining room
- large bedroom
- optional layouts for bathroom (additional cost)
- galley kitchen

Suite 2: The Kempenfelt Suite 794.4 sq.ft. (73.8 sq.m.)

\$465,000

**Second Floor Access
Garden View!**



\$602/mo Occupancy Fees (estimated)



BATHROOM - OPTION 1



BATHROOM - OPTION 2



Suite Features:

- faces east and overlooks the English Garden
- all st.st. finish kitchen appliances
- Whirlpool 19 cu.ft. bottom drawer freezer refrigerator
- Whirlpool "Gold" electric oven and stovetop
- Whirlpool dishwasher
- Whirlpool integrated microwave
- huge eat-in kitchen with central island (optional pantry)
- ensuite storage room
- optional layouts for bathroom (additional cost)
- optional exterior deck overlooking the garden (add'l cost)
- combined washer/dryer unit

Suite 4: The Hart Suite
932.8 sq.ft. (86.7 sq.m.)
\$495,000

**Ground Floor
Access
Street View!**



Suite Features:

- faces south
- enormous all-in-one living space with giant island
- gas fireplace
- heated tiled floors
- all st.st. finish kitchen appliances

appliance info
coming soon!

- combined washer/dryer unit
- 100 sq.ft. (9.3 sq.m.) storage/utility room
- private patio