

**408 - 2 SOUTH FRONT ST**  
**BELLEVILLE**

PIN 408080031

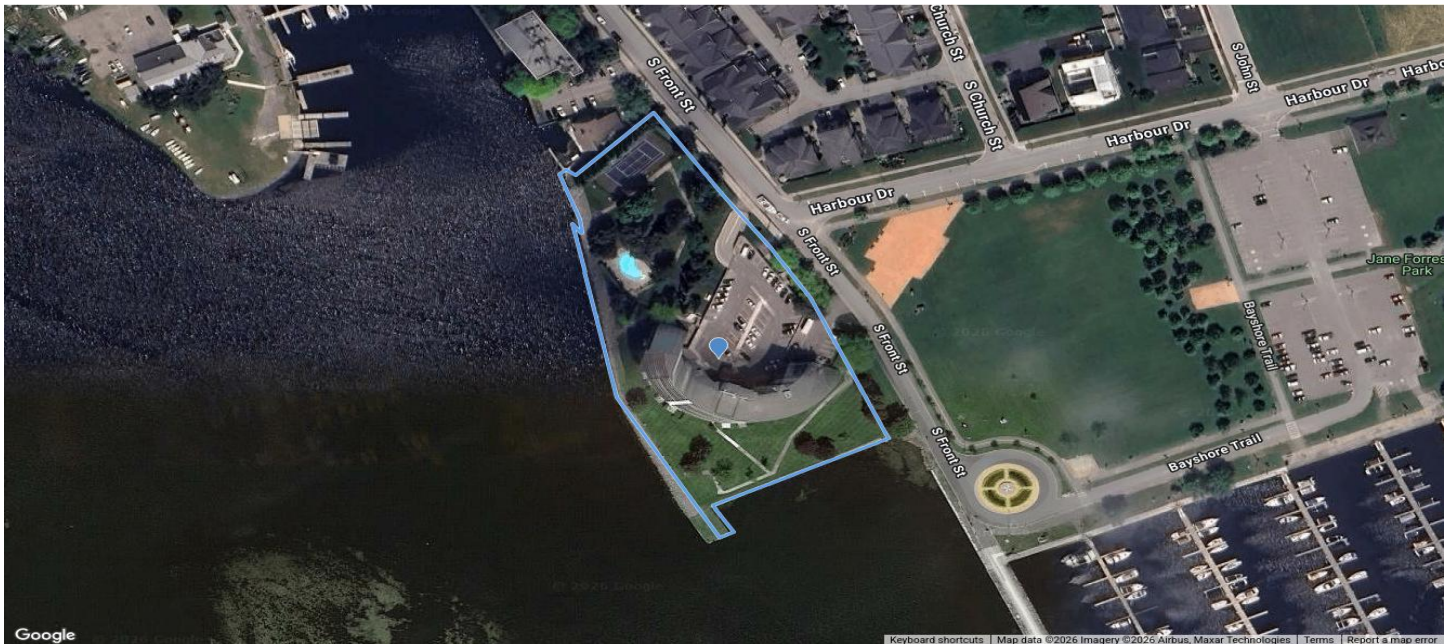
# GeoWarehouse Property Report



## Property Details

GeoWarehouse Address:  
408 - 2 SOUTH FRONT ST  
BELLEVILLE  
K8N5K7

|                       |                         |
|-----------------------|-------------------------|
| PIN:                  | 408080031               |
| Land Registry Office: | HASTINGS (21)           |
| Land Registry Status: | Active                  |
| Registration Type:    | Certified (Land Titles) |
| Ownership Type:       | Condo                   |



## Ownership

Owner Name:  
VOWINCKEL, KATHLEEN

## Legal Description

UNIT 8, LEVEL 4, HASTINGS CONDOMINIUM PLAN NO. 8 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PCL F-1 SEC CARRE'S PLAN (BELLEVILLE); PT WATER LOTS F, G, H WEST OF SOUTH FRONT STREET HENRY CARRE'S PL 291 THURLOW; PT OF THE BAY OF QUINTE IN FRONT OF LT 4 CON 1 THURLOW PT 1, 21R4482, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT3516; BELLEVILLE

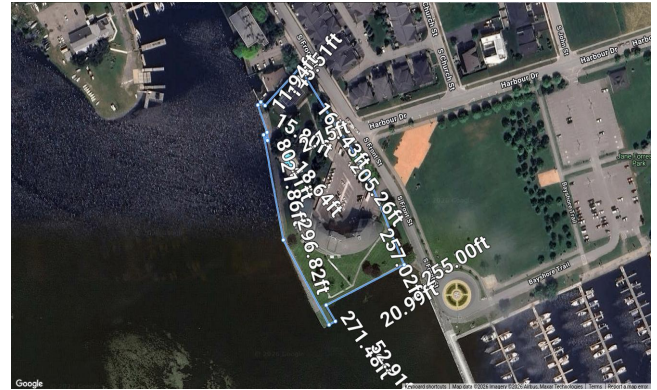
**Lot Size**

**Area:** 150877.59 sq.ft (3.464 ac)

**Perimeter:** 1820.87 ft.

**Measurements:** 257.02ft. x 205.26ft. x 167.43ft. x 145.51ft. x 15.8ft. x 11.94ft. x 80.41ft. x 21.86ft. x 2.15ft. x 18.64ft. x 296.82ft. x 271.48ft. x 20.99ft. x 52.91ft. x 255.0ft.

**Lot Measurement Accuracy : LOW**  
These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



**Assessment Information**

\* The Current Assessed Value indicated reflects the current state and condition of the property today, and may not be the same value returned to the local municipality for the current tax year. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value and the value based on the current state and condition.

\*\* The Phased-in Assessment reflects the property in the current state and condition and may not be the same value the local municipality used for taxation in the year indicated. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value, phased-in value, and the value based on the current state and condition.

**ARN**

120801001003131

| Taxation Year | Previous Assessment    | N/A |
|---------------|------------------------|-----|
| 2026          | Phased-In Assessment** |     |
| 2025          | \$292,000              |     |
| 2024          | \$292,000              |     |
| 2023          | \$292,000              |     |

Frontage: N/A

Description: Residential Condominium

Depth: N/A

Property Code: 370

Based On: January 1, 2016

Current Assessment\* : \$292,000

**Enhanced Site & Structure**

**Structures:**

| #   | Year Built | Bed Rooms | Full Baths | Half Baths | Full Stories | Partial Stories | Split Level | Fireplaces |
|-----|------------|-----------|------------|------------|--------------|-----------------|-------------|------------|
| 353 | 1977       | 2         | 2          | N/A        | 1            | No part storey  | No Split    | N/A        |

**Assessment Roll Legal Description:** HASTINGS CONDO PLAN 8 LEVEL 4 UNIT 8

**Property Address:** 2 SOUTH FRONT ST UNIT 408  
 BELLEVILLE ON K8N5K7  
**Zoning:** R7  
**Property Type:** Residential  
**Site Area:** N/A  
**Site Variance:** Irregular  
**Driveway Type:** Unspecified/Not Applicable  
**Garage Type:** N/A  
**Garage Spaces:** N/A  
**Water Service Type:** N/A  
**Sanitation Type:** N/A  
**Pool:** Indoor :N, Outdoor :N  
**RRF AppealDate:** 2021-03-31  
**About Details:** N/A  
**Onsite Details:** VIEW - WATER  
**Proximity Details:** PROXIMITY TO PUBLIC DOCK/BOAT  
 RAMP  
**Waterfront Details:** N/A  
**Last Property Assessment** 2020-11-11  
**Property Owner Name:** N/A  
**Property Owner Mail:** N/A

**Residential Property Tax Details**

| Year | Tax Estimate |
|------|--------------|
| 2023 | \$5,115      |
| 2024 | \$5,411      |
| 2025 | \$5,641      |

**Condominium Information**

| #   | Unit Floor Level | Locker | Parking Spaces | Indoor Parking Spaces |
|-----|------------------|--------|----------------|-----------------------|
| 353 | N/A              | N/A    | N/A            | N/A                   |

## Sales History

| Sale Date    | Sale Amount | Type  | Party To  | Notes |
|--------------|-------------|---|---|-------|
| Feb 07, 2020 | \$227,500   | Transfer  | VOWINCKEL, KATHLEEN;  |       |
| Apr 21, 2017 | \$2         | Transfer  | VOWINCKEL, CHRISTA DOROTHEA;<br>VOWINCKEL, THOMAS; VOWINCKEL,<br>KATHLEEN;              |       |
| May 31, 2010 | \$325,000   | Transfer by<br>Personal<br>Representative               | VOWINCKEL, CHRISTA DOROTHEA;  |       |
| May 31, 2010 | \$0         | Transmission by<br>Personal<br>Representative<br>(Land) | LOWTHER, RUTH HILDA-ESTATE; LOWTHER,<br>WILLIAM CARMAN; LOWTHER, SUZANNE<br>MARGUERITE; |       |
| Jul 31, 1979 | \$2         | Transfer  | LOWTHER, RUTH HILDA; LOWTHER, CARMAN<br>SINCLAIR;                                       |       |

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