

\$699,900 - 12 Brighton Road, Barrie

MLS® #40770605

\$699,900

4 Bedroom, 2.00 Bathroom, 2,118 sqft

Single Family on 0.00 Acres

BA01 - East, Barrie, Ontario

Nestled in a prime Barrie location, 12 Brighton Road presents a unique living experience tailored for those who value both comfort and convenience. This home originally designed with three bedrooms, has been masterfully reconfigured by its current owners into a one-bedroom sanctuary on the main floor, complemented by a spacious open-concept area. This thoughtful redesign prioritizes generous living and entertaining spaces, making it an ideal setting for hosting family and friends. The heart of the home features a modern kitchen equipped with quartz countertops and a pot filler, catering to the culinary enthusiast. The transformation of the main floor layout from a traditional three-bedroom to a single bedroom with vast open spaces illustrates a commitment to an expansive and welcoming environment. The basement offers 3 additional bedrooms and a finished recreation room, providing versatility and privacy for family or guests. Outside, the backyard is an entertainer's dream. It includes a covered back deck and a fire pit, perfect for outdoor gatherings or simply enjoying quiet evenings. The property's location backs onto a park, adding a picturesque backdrop to the serene outdoor space. Its advantageous location near Royal Victoria Hospital, Georgian College, and easy access to Highway 400 positions it as a coveted spot for healthcare professionals, educators, or those commuting for work. This home represents an ideal blend for empty



nesters seeking a manageable, yet spacious environment, or young professionals desiring an open floor-plan living space. Whether youâ€™re downsizing, seeking a space with a unique layout, or starting a new chapter, this property offers the flexibility, location, and lifestyle to meet a wide range of preferences. Recent updates include; New Roof (2022), New Furnace/AC (2023), Water Softener (2023), Appliances (2022). (id:6289)

Essential Information

Listing #	40770605
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Square Footage	2,118
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	12 Brighton Road
Subdivision	BA01 - East
City	Barrie
Province	Ontario
Postal Code	L4M6S5

Amenities

Amenities	Hospital, Park
Features	Paved driveway
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Refrigerator, Water softener, Range - Gas, Window Coverings
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick Veneer
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Listing Details

Listing Office	Sutton Group Incentive Realty Inc. Brokerage
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