

\$1,299,990 - 71 Cityview Circle, Barrie

MLS® #40775360

\$1,299,990

5 Bedroom, 4.00 Bathroom, 3,905 sqft

Single Family on 0.00 Acres

BA07 - Ardagh, Barrie, Ontario

This beautifully maintained home blends timeless design with modern updates inside and out. The stucco façade and mature landscaping create a classic curb appeal, complemented by a freshly paved driveway (2025). Inside, the main level features freshly painted walls, trim, and doors (2025), an updated kitchen with repainted cabinetry and lighting, and a breakfast area that walks out to the backyard. The layout includes a formal dining room with a bay-style window, a living room with a stone fireplace, a flexible family room at the front of the home, a main-floor office, a powder room, and a laundry room with inside entry from the garage, side-yard access, and included washer and dryer. Upstairs, the primary bedroom offers two walk-in closets, a ceiling fan, California shutters, and a double-sided fireplace that opens to a spacious ensuite with dual vanities, a walk-in glass shower, and a corner soaker tub surrounded by ceramic tile. Four additional bedrooms complete this level, three with walk-in closets and semi-ensuite access. The upper bathrooms include one with a dual-sink vanity and walk-in shower and another with a glass vessel sink and a combined shower and bathtub. The backyard is surrounded by mature trees and 6x6 wood fencing (2023), offering an in-ground pool, an expansive deck with a gazebo, and a covered hot tub within a custom wood structure. Additional updates include new fascia and eavestroughs (2019) and a new pool pump, chlorinator, filter, and



heater (2023). Situated in Barries desirable Holly neighbourhood, this home is minutes from Peggy Hill Community Centre, Harvie Park, and Mapleview Drive amenities, with quick access to Highway 400 for commuters. (id:6289)

Built in 1992

Essential Information

Listing #	40775360
Price	\$1,299,990
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	3,905
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	71 Cityview Circle
Subdivision	BA07 - Ardagh
City	Barrie
Province	Ontario
Postal Code	L4N7V1

Amenities

Amenities	Park, Public Transit
Features	Paved driveway, Sump Pump
Parking Spaces	6
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Hot Tub
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office EXP Realty Brokerage



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