

\$895,500 - 262 Duckworth Street, Barrie

MLS® #40778800

\$895,500

5 Bedroom, 2.00 Bathroom, 2,256 sqft
Single Family on 0.19 Acres

BA03 - City Centre, Barrie, Ontario

UPGRADES GALORE IN THIS SIDE SPLIT WITH IN LAW POTENTIAL, 20 X 40FT INGROUND POOL & SAUNA ON A MASSIVE IRREGULAR LOT! Discover this beautifully renovated detached side split nestled in Barrie's desirable City Centre neighbourhood, where the possibilities are endless. Enjoy being steps from schools, parks, shopping, public transit, Georgian College, and countless dining options, with Highway 400, RVH, and Kempenfelt Bay's waterfront trails and beaches just minutes away. Set on an impressive 65 x 125 ft irregular lot, this property is a true entertainer's dream featuring a 20 x 40 ft inground pool with a new liner (2025), a pool house complete with a rejuvenating sauna and extra storage space, and a spacious deck perfect for summer gatherings. Inside, the open-concept main level welcomes you with a sun-filled living room framed by a charming bay window, leading into a stylish dining area and a renovated kitchen with modern finishes, newer appliances, and a walkout to the backyard oasis. Upstairs, three generous bedrooms and a fully renovated 4-piece bath provide comfort for the whole family, while the primary suite offers a private balcony retreat. The lower level adds versatility with a bedroom, an updated 3-piece bath, and a large mudroom - ideal for in-law suite potential - plus a finished basement with an extra bedroom, a second kitchen, and a cozy fireplace for relaxed evenings. Completely



carpet-free with upgraded luxury vinyl plank flooring, contemporary lighting, and abundant pot lights throughout, this move-in-ready #HomeToStay combines style, function, and exceptional value in a sought-after central location! (id:6289)

Built in 1963

Essential Information

Listing #	40778800
Price	\$895,500
Bedrooms	5
Bathrooms	2.00
Square Footage	2,256
Acres	0.19
Year Built	1963
Type	Single Family
Sub-Type	Freehold

Community Information

Address	262 Duckworth Street
Subdivision	BA03 - City Centre
City	Barrie
Province	Ontario
Postal Code	L4M3X2

Amenities

Amenities	Beach, Hospital, Park, Public Transit, Schools
Features	Sump Pump
Parking Spaces	5
Parking	Carport
# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Dishwasher, Stove, Water softener
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
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Listing Details

Listing Office	RE/MAX Hallmark Peggy Hill Group Realty Brokerage
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