

\$699,900 - 40 Felt Crescent, Barrie

MLS® #40780561

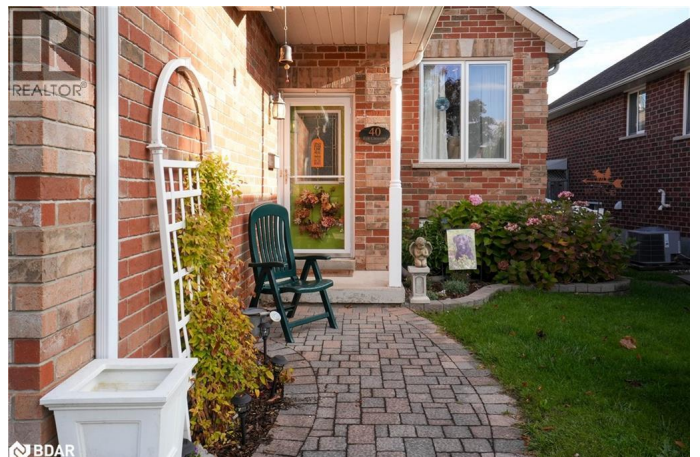
\$699,900

4 Bedroom, 2.00 Bathroom, 2,215 sqft

Single Family on 0.00 Acres

BA10 - Innishore, Barrie, Ontario

Welcome to this charming all-brick 2+2 bedroom bungalow nestled in the highly sought-after Kingswood community, one of Barrie's most desirable and family-friendly neighbourhoods. This delightful home offers exceptional value in a location that truly has it all, just minutes from Lake Simcoe's waterfront, beautiful beaches, scenic trails, excellent schools, parks, libraries, shopping, dining, and convenient access to the GO Train for easy commuting. Why buy a townhouse when this lovely detached bungalow with an oversized 1.5-car garage, inside access, and a 4-car paved driveway is available? Set on a fully landscaped 40-foot lot with a covered front entry, this home welcomes you with outstanding curb appeal and timeless brick construction. Inside, you'll find a warm and inviting layout with a perfect blend of hardwood, ceramic, and cozy carpet flooring throughout. The main living area is bright and spacious, featuring a welcoming gas fireplace that adds comfort and charm to every season. The kitchen offers both function and style, complete with a walkout to the rear deck-ideal for morning coffee or summer barbecues overlooking the private, fully fenced backyard. The lower level expands your living space beautifully, offering two additional bedrooms and a spacious recreation room with an electric fireplace that creates a cozy retreat for movie nights or guests. Enjoy peace of mind with thoughtful comfort features including an owned furnace and air conditioner, electric



humidifier, and water softener, all designed to keep you comfortable year-round. Outside, the backyard is a private haven complete with a deck and handy garden shed, perfect for entertaining or quiet relaxation. This wonderful home combines warmth, functionality, and incredible value in a truly exceptional location where community charm and convenience come together seamlessly. Amazing value, come and take a look today while it's still available! (id:6289)

Essential Information

Listing #	40780561
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Square Footage	2,215
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	40 Felt Crescent
Subdivision	BA10 - Innishore
City	Barrie
Province	Ontario
Postal Code	L4N8V1

Amenities

Amenities	Beach, Golf Nearby, Marina, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Conservation/green belt, Paved driveway, Gazebo, Sump Pump, Automatic Garage Door Opener
Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Hood Fan, Window Coverings, Garage door opener
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
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage First Contact Realty Brokerage
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Listing information last updated on October 27th, 2025 at 8:31pm PDT