

\$615,000 - 28 Grove Street E, Barrie (wellington)

MLS® #S12158918

\$615,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Wellington, Barrie (wellington), Ontario

Discover the incredible potential of this legal duplex, a beautifully maintained bungalow featuring a finished lower level. This is your golden opportunity as either an investor or a first-time home buyer seeking a reliable "mortgage helper." Imagine living in one unit while effortlessly renting out the other! This property has undergone a stunning transformation, entirely renovated in 2020 with top-notch updates including a new roof, shingles, insulation, drywall, flooring, vinyl siding, plumbing, electrical systems, furnace, and windows. Both modern bathrooms and kitchens have been luxuriously upgraded, complete with brand-new appliances. Ideally situated close to schools, public transit, and parks, this home is not just a place to live; it's a smart investment in your future. The upper unit will be available to move in as of September 1, 2025, presenting you with the fantastic opportunity to enjoy your new home while the lower unit contributes to your mortgage payments. Don't miss out on this exceptional opportunity! Buyers seeking a "Mortgage Helper" Living in one unit and renting the other. Completely renovated in 2020 -Updated from top to bottom, including Roof, Shingles, Insulation, Drywall, Flooring, Vinyl Siding, Plumbing, Electrical, Furnace, Windows, Modern Bathrooms and Kitchens, and Appliances. Close to Schools, public transit, and Parks. The Upper Unit will be vacant as of September 1, 2025, ready for you to move in and have the lower unit help pay



the mortgage (id:6289)

Essential Information

Listing #	S12158918
Price	\$615,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	28 Grove Street E
Subdivision	Wellington
City	Barrie (wellington)
Province	Ontario
Postal Code	L4M2N7

Amenities

Amenities	Schools, Public Transit, Park
Utilities	Cable, Electricity, Sewer
Features	Level lot, Flat site, Sump P
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Dryer, Two stoves, Washer, Two Refrigerators
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	57 x 112.5 FT
Foundation	Block



Listing Details

Listing Office Johnston & Daniel Rushbrooke Realty



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