

\$1,049,000 - 169 Birkhall Place, Barrie (Innis-Shore)

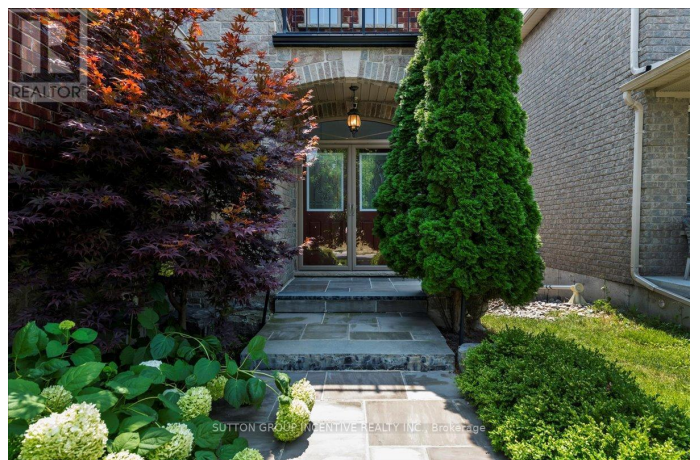
MLS® #S12341105

\$1,049,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Innis-Shore, Barrie (Innis-Shore), Ontario

Your dream home awaits, it's all brick with parking for 6 cars and located in sought after South Barrie. Minutes to the Go Station, Barrie's beautiful waterfront, and so much more. Step inside this exquisite two-storey residence and experience a harmonious blend of modern comfort and classic elegance. With four spacious bedrooms and three baths, this home offers an exceptional standard of living for discerning buyers. The gourmet kitchen is a culinary enthusiasts dream, featuring high-end appliances, custom countertops and backsplash, abundant cabinetry, a deep pantry tops it off. The breakfast bar and adjoining eat-in area overlook an inviting family room anchored by a stunning gas fireplace creating a perfect setting for both quiet mornings and lively gatherings. Beyond the kitchen is a composite deck, ideal for barbecuing or enjoying a morning coffee. Head down to your professionally landscaped gardens, and custom patio. Note, an irrigation system to service the front and rear yard. Inside, built-in speakers set the mood throughout expansive, sunlit living spaces, while two fireplaces add warmth and ambiance one gracing the primary suites private sitting area. Retreat to the exceptionally large master suite and lavish five-piece ensuite, with Carrara tile walls and heated floors, a custom soaking tub, and glass shower spacious enough for two promise a spa-like escape. Double sinks and a marble countertop round out your private oasis. There are three additional bedrooms each



generously sized sharing a spacious well appointed four-piece bath. The home is entirely carpet free, showcasing gleaming floors and thoughtfully chosen upgrades throughout. With major components already updated or replaced, and an unfinished basement with a rough-in bath, laundry hookups, and a sizeable cold storage area. This home is ready to be personalized with your unique touch. Simply add your favorite palette of paint, and you will find yourself loving your new home for years to come.

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Essential Information

Listing #	S12341105
Price	\$1,049,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	169 Birkhall Place
Subdivision	Innis-Shore
City	Barrie (innis-Shore)
Province	Ontario
Postal Code	L4N0K9

Amenities

Amenities	Park, Public Transit, Schools, Beach, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Carpet Free, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water softener, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Brick, Stone
Exterior Features	Lawn sprinkler, Landscaped
Lot Description	40 x 111 FT
Foundation	Poured Concrete

Listing Details

Listing Office SUTTON GROUP INCENTIVE REALTY INC.



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