

\$749,900 - 13 Balliston Road, Barrie (west Bayfield)

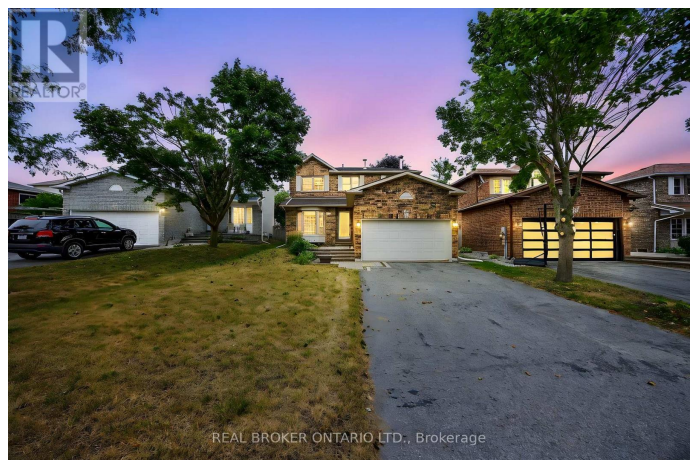
MLS® #S12355914

\$749,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

West Bayfield, Barrie (west Bayfield), Ontario

OVERVIEWThis all brick, fully detached 4 bedroom, 3.5 bathroom home is located on a quiet dead-end street that connects to walking trails and is close to shopping, parks, and schools. Pride of ownership is evident throughout, with numerous updates including new shingles (2022), updated vinyl windows, R60 attic insulation (2024), and a brand-new custom hickory staircase (2019). ***INTERIOR***The main floor features hardwood flooring, a bright eat-in kitchen, a welcoming family room with wood-burning fireplace, separate living and dining rooms, and a convenient main floor laundry with inside entry to the double garage. Upstairs offers hickory hardwood floors (2018), a large primary bedroom with private ensuite plus three additional generously sized bedrooms and a full bath. The fully finished basement includes laminate floors (2019), a spacious rec room, an additional full bathroom and ample storage space. **EXTERIOR**4-car driveway parking, interlock patios and walkways, and a fully fenced backyard with garden shed and gas line for future outdoor use. ***NOTABLE*** this home has been meticulously maintained with many major updates already completed. Set in a quiet, family-friendly neighbourhood, it offers generous finished square footage and a layout ideal for large families, with multiple spaces designed for both togetherness and independent privacy. (id:6289)



Essential Information

Listing #	S12355914
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	13 Balliston Road
Subdivision	West Bayfield
City	Barrie (west Bayfield)
Province	Ontario
Postal Code	L4N6Z6

Amenities

Amenities	Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Sump Pump
Parking Spaces	6
Parking	Attached Garage, No Garage
# of Garages	1
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Dishwasher, Dryer, Garage door opener, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	38 x 111 FT under 1/2 acre

Foundation

Poured Concrete

Listing Details

Listing Office

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