

\$699,900 - 12 Brighton Road, Barrie (georgian Drive)

MLS® #S12408848

\$699,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Georgian Drive, Barrie (georgian Drive),
Ontario

Nestled in a prime Barrie location, 12 Brighton Road presents a unique living experience tailored for those who value both comfort and convenience. This home originally designed with three bedrooms, has been masterfully reconfigured by its current owners into a one-bedroom sanctuary on the main floor, complemented by a spacious open-concept area. This thoughtful redesign prioritizes generous living and entertaining spaces, making it an ideal setting for hosting family and friends. The heart of the home features a modern kitchen equipped with quartz countertops and a pot filler, catering to the culinary enthusiast. The transformation of the main floor layout from a traditional three-bedroom to a single bedroom with vast open spaces illustrates a commitment to an expansive and welcoming environment. The basement offers 3 additional bedrooms and a finished recreation room, providing versatility and privacy for family or guests. Outside, the backyard is an entertainers dream. It includes a covered back deck and a fire pit, perfect for outdoor gatherings or simply enjoying quiet evenings. The property's location backs onto a park, adding a picturesque backdrop to the serene outdoor space. Its advantageous location near Royal Victoria Hospital, Georgian College, and easy access to Highway 400 positions it as a coveted spot for healthcare professionals, educators, or those commuting for work. This home represents an ideal blend



for empty nesters seeking a manageable, yet spacious environment, or young professionals desiring an open floor-plan living space. Whether youre downsizing, seeking a space with a unique layout, or starting a new chapter, this property offers the flexibility, location, and lifestyle to meet a wide range of preferences.

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Essential Information

Listing #	S12408848
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	12 Brighton Road
Subdivision	Georgian Drive
City	Barrie (georgian Drive)
Province	Ontario
Postal Code	L4M6S5

Amenities

Amenities	Hospital, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Oven, Range, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	39.4 x 111.4 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office	SUTTON GROUP INCENTIVE REALTY INC.
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