

\$749,900 - 155 Patterson Road, Barrie (ardagh)

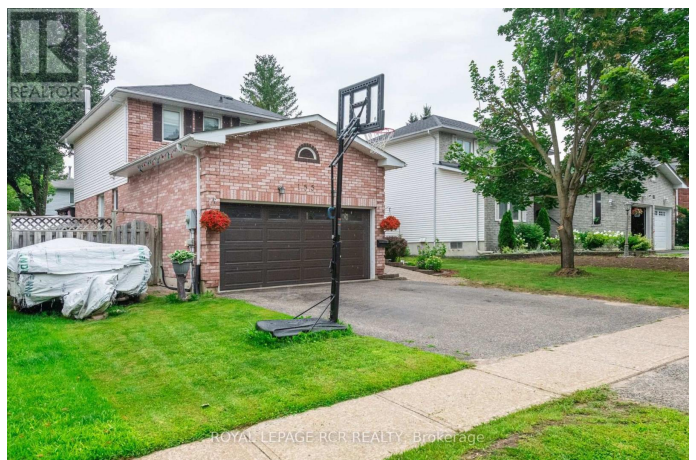
MLS® #S12410912

\$749,900

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Ardagh, Barrie (ardagh), Ontario

Welcome to your spacious new home in the sought-after Ardagh neighbourhood in Barrie! This impressive 2600+ sq foot residence offers an abundance of space for a growing family, combining comfort with exceptional convenience. With over 2,050 square feet on the main level and 5 good-sized bedrooms along with 4 bathrooms, there's plenty of room for everyone to have their own private sanctuary. The main level boasts a thoughtfully designed layout, starting at the large foyer with a beautiful curved staircase to the second level, living and combined family/dining room with the eat-in kitchen overlooking the back, perfect for both daily living and entertaining. The bright and airy living room is the heart of the home, featuring a cozy wood-burning fireplace that could create a warm and inviting atmosphere on cool evenings. Convenience is key with a dedicated main-floor laundry room which doubles as an entry from the garage, making chores a breeze. The finished basement adds over 600 square feet of versatile living space, including an additional bedroom, living area with bar and a soundproof studio for the future musicians. This lower level also presents incredible potential for a future granny suite, offering a fantastic opportunity for multi-generational living or a supplementary income stream, allowing you to build equity in your home. This family-friendly property is a commuter's dream, located just minutes from Hwy 400, ensuring an easy and stress-free commute to work or



weekend getaways. Enjoy the best of suburban living with all the amenities of Barrie just a short drive away. Don't miss this opportunity to own a large, well-located family home with immense potential. This is more than just a house; it's a place to create lasting memories. A must-see property for those seeking space, comfort, and the chance to add their personal touch. (id:6289)

Essential Information

Listing #	S12410912
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	155 Patterson Road
Subdivision	Ardagh
City	Barrie (ardagh)
Province	Ontario
Postal Code	L4N7B8

Amenities

Amenities	Fireplace(s)
Features	Level
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	49.2 x 109.3 FT
Foundation	Concrete, Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE RCR REALTY



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