

\$1,139,900 - 99 Franklin Trail, Barrie (holly)

MLS® #S12462295

\$1,139,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Holly, Barrie (holly), Ontario

Introducing 99 Franklin Tr, A Rare Bungalow Estate Backing Onto Protected Green Space. A home of distinction, combines architectural sophistication with thoughtful functionality. Set on a premium ravine lot in one of Barrie's most sought-after new communities, this two year old bungalow offers nearly 3,700 sq ft of impeccably finished living space, including a fully self contained walk-out suite, ideal for multi generational living or an elevated income opportunity. The entry unfolds into a dramatic two storey great room, where 18 ft ceilings and soaring windows frame uninterrupted views of the ravine. The elegant yet comfy gas fireplace anchors the space, creating a balance of grandeur and warmth. Overhead, an open loft overlooks the main living area, adding both volume and architectural interest. The chefs kitchen is equally impressive, featuring premium SS appliances, a custom butlers pantry, and designer finishes that complement the rich flow of luxury vinyl flooring throughout. The main level primary bedroom provides a private retreat with calming green space vistas, a spacious walk-in closet, and a spa inspired ensuite. The lower level walk-out suite/ unit has been thoughtfully designed as a fully independent residence, complete with a stylish kitchen, expansive living area, and private bedroom with walk-in closet. Whether for extended family or discerning tenants, it delivers both privacy and versatility. Additional highlights include a four car driveway, an oversized two car garage with 240V plug for



EV charging, dual HVAC systems for year round comfort, and curated designer touches throughout. Outdoor living is equally inviting with oversized front porch and a covered rear deck, perfectly positioned to enjoy the surrounding natural landscape. Situated minutes from Highway 400, top rated schools, rec centre, golf courses, Barrie's waterfront, and every major amenity, this property offers an exceptional blend of convenience, lifestyle, and enduring value. (id:6289)

Essential Information

Listing #	S12462295
Price	\$1,139,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	99 Franklin Trail
Subdivision	Holly
City	Barrie (holly)
Province	Ontario
Postal Code	L9J0J1

Amenities

Amenities	Public Transit, Schools, Fireplace(s), Separate Heating Controls
Features	Backs on greenbelt, Conservation/green belt, In-Law Suite
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Dishwasher, Dryer,
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Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick
Lot Description	45 x 91.9 FT

Listing Details

Listing Office CENTURY 21 B.J. ROTH REALTY LTD.



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