

\$895,500 - 262 Duckworth Street, Barrie (codrington)

MLS® #S12466011

\$895,500

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Codrington, Barrie (codrington), Ontario

UPGRADES GALORE IN THIS SIDE SPLIT WITH IN LAW POTENTIAL, 20 X 40FT INGROUND POOL & SAUNA ON A MASSIVE IRREGULAR LOT! Discover this beautifully renovated detached side split nestled in Barrie's desirable City Centre neighbourhood, where the possibilities are endless. Enjoy being steps from schools, parks, shopping, public transit, Georgian College, and countless dining options, with Highway 400, RVH, and Kempenfelt Bay's waterfront trails and beaches just minutes away. Set on an impressive 65 x 125 ft irregular lot, this property is a true entertainer's dream featuring a 20 x 40 ft inground pool with a new liner (2025), a pool house complete with a rejuvenating sauna and extra storage space, and a spacious deck perfect for summer gatherings. Inside, the open-concept main level welcomes you with a sun-filled living room framed by a charming bay window, leading into a stylish dining area and a renovated kitchen with modern finishes, newer appliances, and a walkout to the backyard oasis. Upstairs, three generous bedrooms and a fully renovated 4-piece bath provide comfort for the whole family, while the primary suite offers a private balcony retreat. The lower level adds versatility with a bedroom, an updated 3-piece bath, and a large mudroom - ideal for in-law suite potential - plus a finished basement with an extra bedroom, a second kitchen, and a cozy fireplace for relaxed evenings. Completely carpet-free with



upgraded luxury vinyl plank flooring, contemporary lighting, and abundant pot lights throughout, this move-in-ready #HomeToStay combines style, function, and exceptional value in a sought-after central location!
(id:6289)

Essential Information

Listing #	S12466011
Price	\$895,500
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	262 Duckworth Street
Subdivision	Codrington
City	Barrie (codrington)
Province	Ontario
Postal Code	L4M3X2

Amenities

Amenities	Beach, Hospital, Park, Public Transit, Schools, Fireplace(s)
Features	Irregular lot size, Carpet Free, Sump Pump, Sauna
Parking Spaces	5
Parking	Carport, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water Heater - Tankless, Water softener, Dishwasher, Range, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

of Fireplaces 1
Has Basement Yes

Exterior

Exterior Brick, Stucco
Lot Description 65 x 125 FT ; 83.91 x 100.01 x 65.00 x 153.13 ft|under 1/2 acre
Foundation Concrete

Listing Details

Listing Office RE/MAX HALLMARK PEGGY HILL GROUP REALTY



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