

\$699,900 - 40 Felt Crescent, Barrie (bayshore)

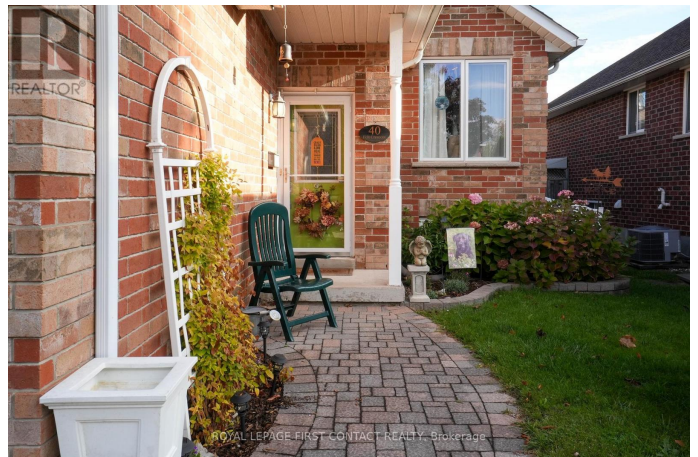
MLS® #S12473053

\$699,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Bayshore, Barrie (bayshore), Ontario

Welcome to this charming all-brick 2+2 bedroom bungalow nestled in the highly sought-after Kingswood community, one of Barrie's most desirable and family-friendly neighbourhoods. This delightful home offers exceptional value in a location that truly has it all, just minutes from Lake Simcoe's waterfront, beautiful beaches, scenic trails, excellent schools, parks, libraries, shopping, dining, and convenient access to the GO Train for easy commuting. Why buy a townhouse when this lovely detached bungalow with an oversized 1.5-car garage, inside access, and a 4-car paved driveway is available? Set on a fully landscaped 40-foot lot with a covered front entry, this home welcomes you with outstanding curb appeal and timeless brick construction. Inside, you'll find a warm and inviting layout with a perfect blend of hardwood, ceramic, and cozy carpet flooring throughout. The main living area is bright and spacious, featuring a welcoming gas fireplace that adds comfort and charm to every season. The kitchen offers both function and style, complete with a walkout to the rear deck-ideal for morning coffee or summer barbecues overlooking the private, fully fenced backyard. The lower level expands your living space beautifully, offering two additional bedrooms and a spacious recreation room with an electric fireplace that creates a cozy retreat for movie nights or guests. Enjoy peace of mind with thoughtful comfort features including an owned furnace and air conditioner, electric



humidifier, and water softener, all designed to keep you comfortable year-round. Outside, the backyard is a private haven complete with a deck and handy garden shed, perfect for entertaining or quiet relaxation. This wonderful home combines warmth, functionality, and incredible value in a truly exceptional location where community charm and convenience come together seamlessly. Amazing value, come and take a look today while it's still available! (id:6289)

Essential Information

Listing #	S12473053
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	40 Felt Crescent
Subdivision	Bayshore
City	Barrie (bayshore)
Province	Ontario
Postal Code	L4N8V1

Amenities

Amenities	Beach, Schools, Public Transit, Marina, Place of Worship, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Flat site, Gazebo, Sump Pump
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Dishwasher, Dryer,
------------	--

Garage door opener, Humidifier, Storage Shed, Stove, Washer, 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
Exterior Features	Landscaped
Lot Description	40 x 118 Acre
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE FIRST CONTACT REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 27th, 2025 at 8:31pm PDT