

\$499,900 - 77 Berkley Boulevard, North Bay (college Heights)

MLS® #X12462291

\$499,900

4 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

College Heights, North Bay (college Heights),
Ontario

Welcome to 77 Berkeley Blvd, a beautifully updated one-level home located within the City of North Bay, just on the peaceful outskirts of town. This property has been thoughtfully improved inside and out, offering comfort, efficiency, and a welcoming sense of home. Over the past few years, nearly every major system has been upgraded, including a brand-new roof system with engineered trusses and shingles (2021), new furnace (2022), new heat recovery system/HRV (2023), a professional water softener and iron filtration system by Clean Water Solutions (2022), a stunning bathroom renovation (2023), a brand-new drilled well (2024), new master bedroom patio door (2022), and a new hot tub (2024). Several windows have also been replaced, contributing to improved efficiency and abundant natural light throughout. Inside, the home features four bedrooms, one full bath, a spacious kitchen, an inviting living room and separate family room, plus a versatile den. The kitchen is the true heart of the home, bright, open, and accented by charming exposed beams. Large sliding glass doors lead from the kitchen to the back deck, offering a perfect view of the yard. The primary bedroom also features its own sliding doors to the backyard, creating an easy flow between indoor and outdoor living. With multiple access points to the yard, it's ideal for



families, pets, or anyone who enjoys seamless indoor-outdoor connection. Outside, the private backyard feels like a retreat. Surrounded by mature trees, it offers an above-ground pool with a wraparound deck, a lower dining deck, a relaxing hot tub, a cozy fire-pit area, and a spacious shed for outdoor storage. There's ample space for trailers, campers, and easy access to the yard. The heated attached garage provides inside entry and offers far more room than it appears from the street. Every detail at 77 Berkeley Blvd reflects pride of ownership move-in ready, beautifully updated and ready to welcome you home. (id:6289)

Essential Information

Listing #	X12462291
Price	\$499,900
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	77 Berkley Boulevard
Subdivision	College Heights
City	North Bay (college Heights)
Province	Ontario
Postal Code	P1B8G3

Amenities

Features	Carpet Free
Parking Spaces	21
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes

Pool Above ground pool

Interior

Appliances Garage door opener remote(s), Water Heater - Tankless, Water softener, Dishwasher, Dryer, Stove, Washer, Refrigerator

Heating Natural gas Forced air

Cooling None

of Stories 1

Exterior

Exterior Vinyl siding

Lot Description 99.8 x 186.3 FT ; 187.43 ft x 99.80 ft x 186.28 ft

Foundation Slab, Block

Listing Details

Listing Office Century 21 Blue Sky Region Realty Inc., Brokerage



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