



An Oasis for Urban Living

171 SHANTY BAY ROAD, BARRIE



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About 171 Shanty Bay Road, Barrie

Nestled in the heart of the City, this exceptional residence is located on one of Barrie's most coveted streets. This executive lakeside neighbourhood offers the utmost in convenience with easy access to all amenities including the RVH Regional Health Centre, Barrie's charming downtown core where gourmet restaurants, boutique shops and a wide variety of cultural attractions are yours to enjoy. You are just minutes to the sparkling blue beaches of Kempenfelt Bay and one of the most picturesque biking/walking trails in our Region. Commuters will appreciate the short drive to Highways 400 and 11 and the close proximity to Go Service.

The main level offers an open concept design perfect for entertaining with a seamless flow between the principal rooms. The massive windows offer endless natural light and a visual connection to nature, taking full advantage of sweeping 4 season panoramic views of Kempenfelt Bay into the City of Barrie from every room! The dramatic staircase with Invisirail glass railing anchors the home and allows the passage of light from floor to floor from a massive skylight.

Welcome to 171 Shanty Bay Road...

elegant
LIVING



The sunken formal sitting area and living room feature engineered walnut flooring and are separated by a partial wall that features a linear, see-through, double sided Napoleon Vector gas fireplace visible from both living spaces. The fireplace boasts programmable ambiance lighting for mood lighting independent of the fire.

chef's
KITCHEN





The custom designed kitchen offers sleek cabinetry and minimalistic aesthetics to create a distinctive look that transcends trends, offering a clutter-free space to relax and entertain in. Features include a 10' x 3' island with built in sink; Electrolux wine fridge; LG fridge/freezer; Bosch dishwasher; dual-fuel Electrolux oven/cooktop (4 burner) with integrated warming drawer & second oven and built in Electrolux microwave. The custom cabinetry includes an appliance garage and a Lazy Susan corner unit; Caesarstone countertops; 2 stainless steel sinks with Kohler no-touch faucets and a seating area along one side of the island.



Open to the kitchen and great room, the formal dining room boasts an 8' long custom sideboard with a quartz countertop. The walls of windows takes centre stage in this room and provide picturesque views.



primary
BEDROOM





The luxurious primary suite features a walk-in closet with custom closet organizers, engineered walnut flooring, Hunter Douglas top-down/bottom-up cellular blinds and a walk-out to a private balcony. The bedroom is served by a sumptuous 5pc ensuite bathroom. The spa-like bathroom offers a zero-clearance walk-in shower and a luxurious freestanding tub. High-end fixtures, heated tiled floors, a floating vanity with a concrete, architectural slab countertop with double Kohler vessel sinks complete the spa-like experience.



spa
ENSUITE



Pella windows in the family room highlight the sweeping views. This warm and inviting space boasts custom built-in cabinetry with floating shelves and wide-plank oak flooring throughout.

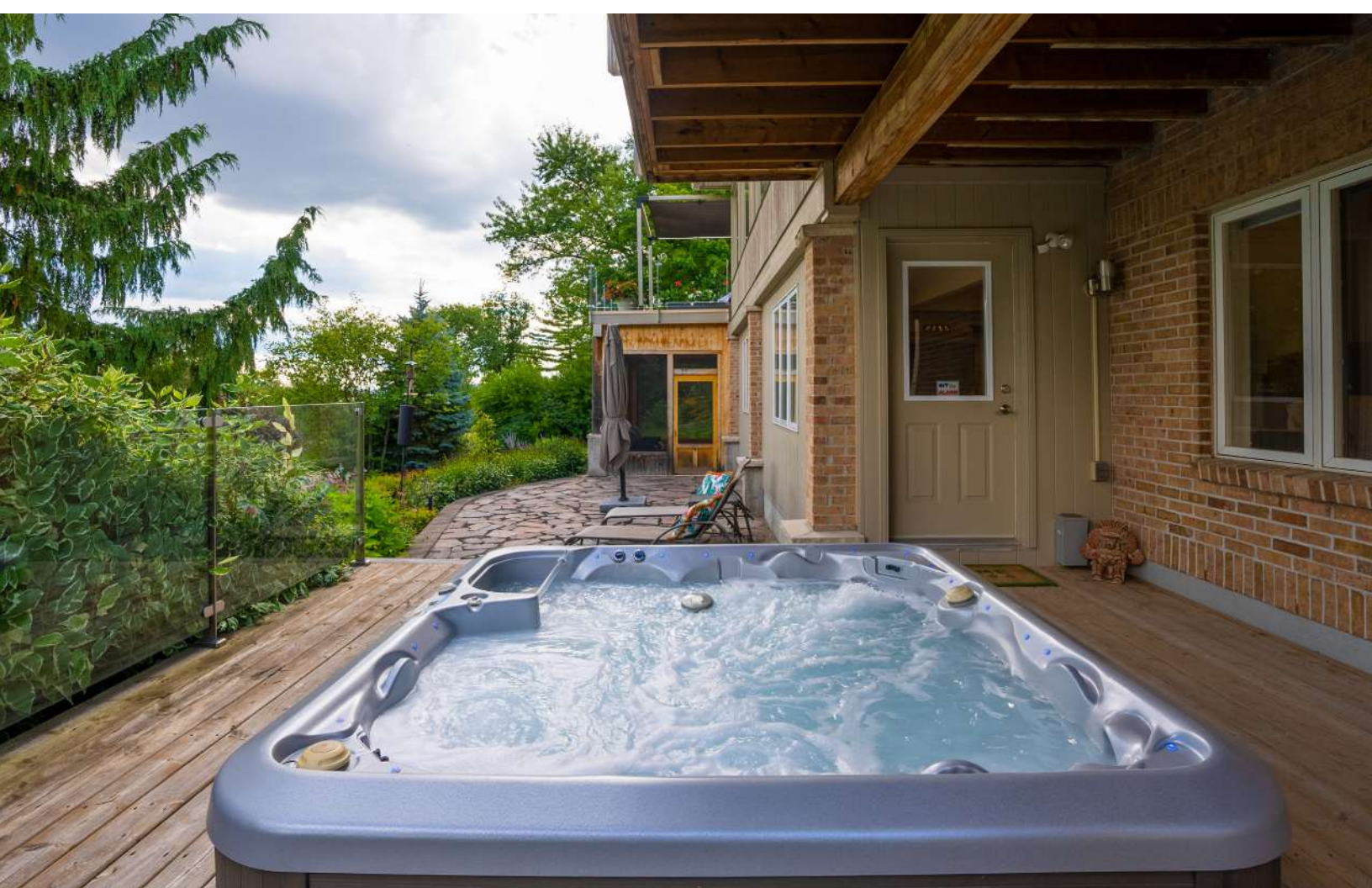
A walk-out leads to a 30' patio and spacious seating area with southern exposure and access to a deck with a Lazy Boy Signature 7-person hot tub. The Invisirail surround, mature landscaping and retractable Coolaroo screen enhance this private backyard retreat.

Three spacious, sun-drenched bedrooms feature customized closets. A spare room could be utilized as a theater room, office or gym. A bathroom features heated tiles, a Kohler jet tub with an oversized 7' x 3 1/2' walk-in shower and access to a wet sauna. Tiered seating provides room for many and the promotion of good health.

The laundry room features a built-in stainless steel sink, quartz countertop with a below-counter LG washer and dryer. Storage is not a problem with custom built-in linen cupboards and drawers.

bright & spacious
LOWER LEVEL







outdoor
OASIS

Exterior & Property Overview

4 Bedrooms, 3 Bathrooms

Approximate square footage : 3960 sqft finished space.

Lot: .63 Acres as per survey.

Features for your convenience include extensive pot lights, electric blinds, Lutron Caseta programmable light switches for the front exterior, hallway and lower level hallway. The kitchen and dining room offer walkouts to spacious balconies constructed with Tufdek vinyl decking and InvisiRail railings with a 12' x 12' Toja awning on the main walkout. The covered BBQ area can be accessed directly from the kitchen. A large 3-season Muskoka room with Kitchler fan and a ceiling mounted gas heater extends your enjoyment of this room. Large, electric retractable screens on the south and west side provide protection from insects. Terraced, professional landscaping including manicured gardens offer exceptional curb appeal and the inground sprinkler system keeps your gardens lush and green. The large lower area is perfect for outdoor activities. Bring your imagination! There is a double garage on the main level and a sub-garage on the lower level or workshop area with road access.

Mechanicals

- The Mechanical Room has a 200Amp service + subpanel
- Furnace - SmartAir (Reliance) high efficiency furnace (new 10/2018) with Space Guard air cleaner and General Aire bypass humidifier
- AC - Goodman 4T (new 06/2019) last serviced 10/2021 GSW water heater (rented) - installed 05/2014 WaterAce water softener.
- Sub garage is a bonus for those who love to tinker. Currently configured as woodworking shop; 10' height; epoxy floor covering; 2 large industrial storage units span the back wall; 100Amp sub panel supplies outlets (15A/120V; 20A/120V; 15A/240V; 20A/240V); 4000W space heated; Garage door with external keypad;
- Utility room currently configured as interior workshop, includes storage cabinets; utility sink; epoxy floor cover;
- Space between the upper level floor joists and lower level ceiling joists, as well as a poured concrete crawl space allow easy access for future renovations on all levels.

Taxes: \$12,469.95

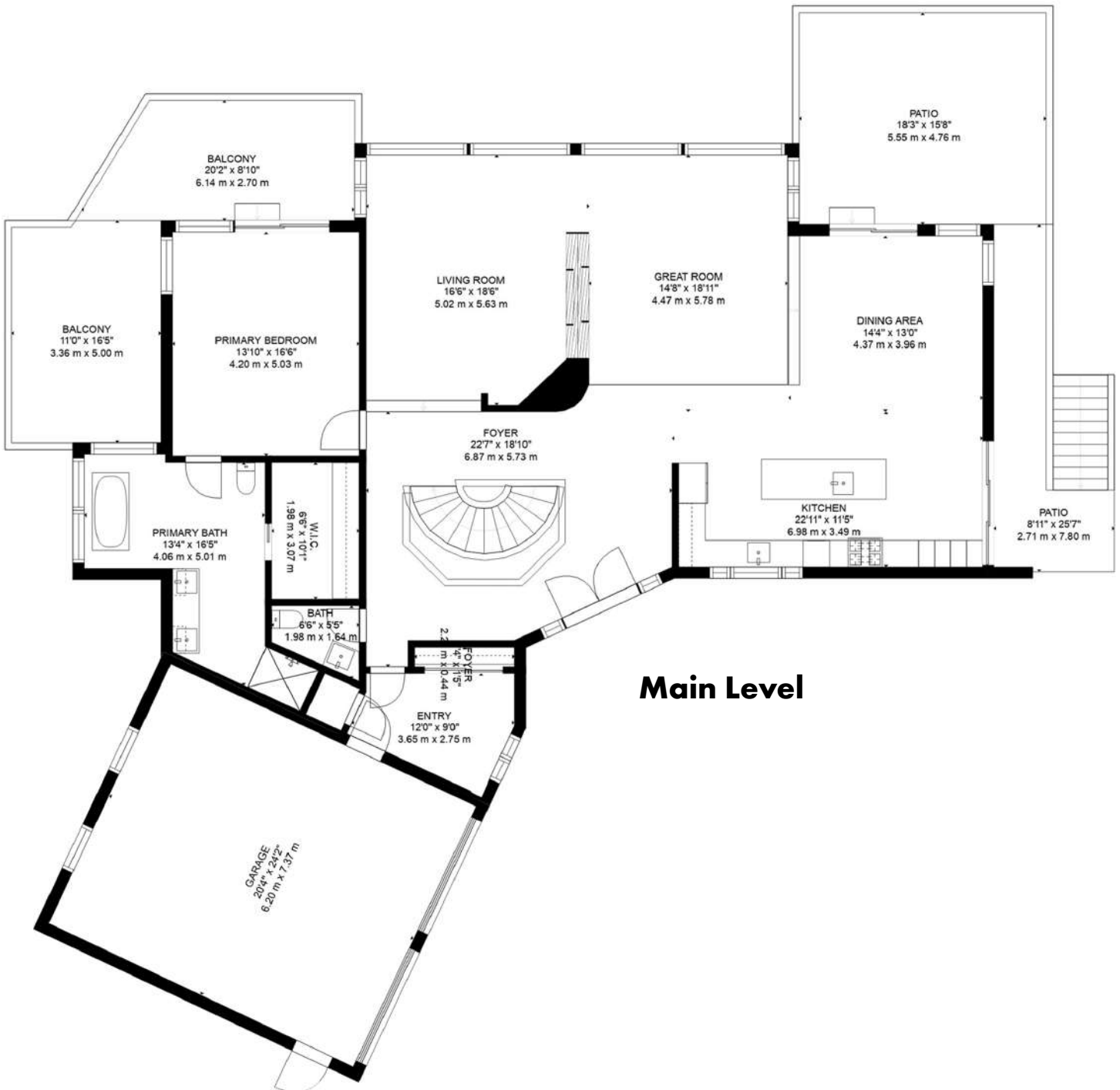
Electricity: 2021 \$1,326

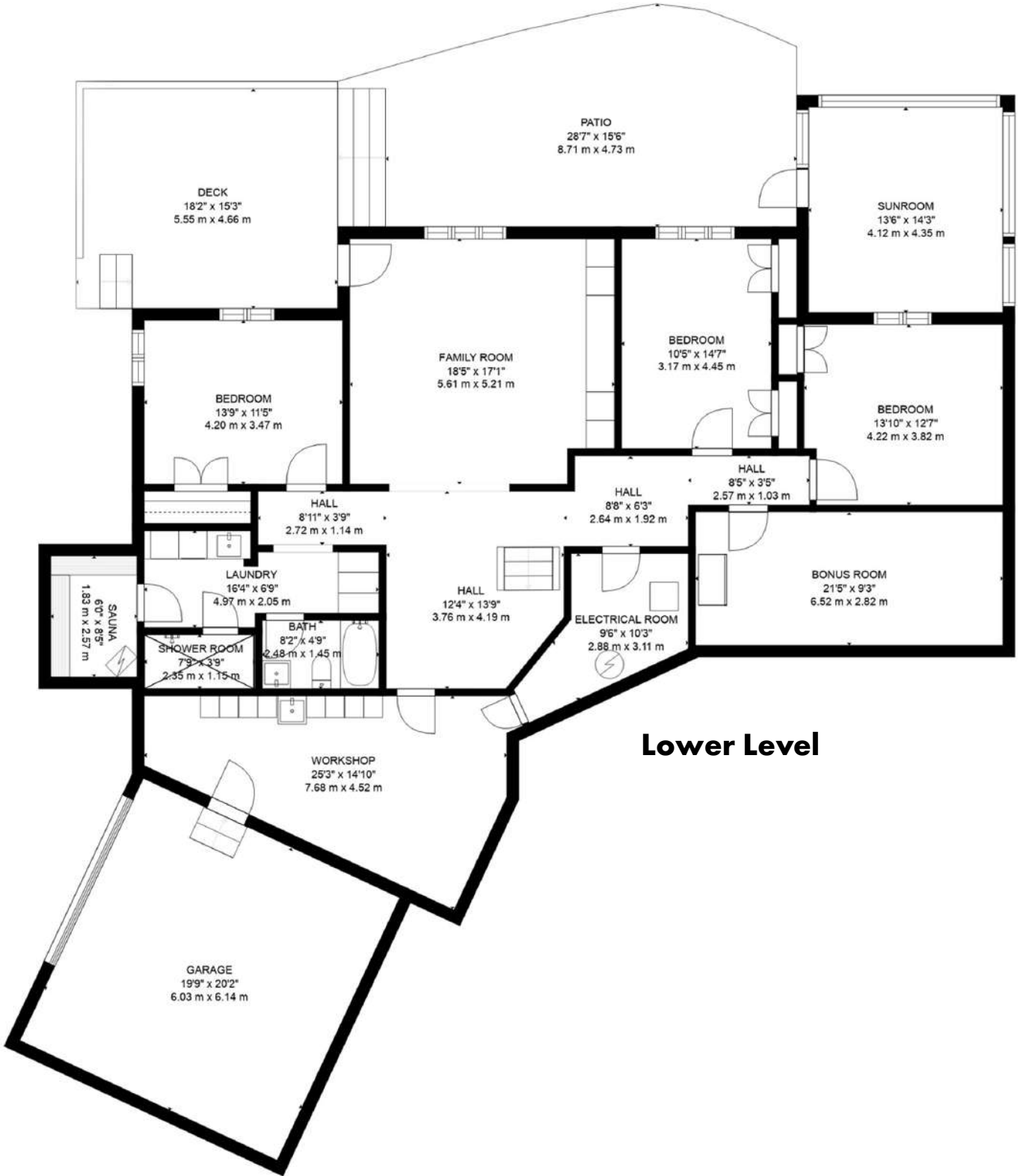
Enbridge 2021: \$912

Water heater rental: \$455

Floor Plans

171 SHANTY BAY ROAD, BARRIE





Lower Level



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