

**KRISTA ALKERTON**  
Exceptional Service • Exceptional Properties



***All Brick Bungalow** in Family-Friendly Neighbourhood  
Welcome to 20 Jagges Drive*





Welcome to this family-friendly neighbourhood located in central Barrie. This location offers easy access to all amenities and is perfect for commuters with Highways 400, 90 and 27 all nearby. Posted to Base Borden? You couldn't ask for a better location! This all brick, quality Morra built raised bungalow boasts approximately 2,090 square feet of finished space with sunny principal rooms and a fabulous lower level rec room that just begs to be enjoyed! Nicely maintained, and painted in a pleasing décor throughout, this home is move-in ready. Take a closer look!

#### Property Details:

- Corner 45' x 121' landscaped lot. Paved driveway and double car garage with inside entry
- Principal rooms include a spacious living/dining room with laminate floors and a bright and cheery eat-in kitchen with ample counter & cupboard space, easy care ceramic floor, tiled backsplash, stainless appliances and a breakfast nook with walkout to entertainment sized deck
- Laminate floors continue through the main hallway and into the 3 family bedrooms. The master offers a walk-in closet and is served by a private 4 pc ensuite. Two additional bedrooms served by a 2 pc powder room with a nicely renovated 3 pc with shower located on the lower level
- Convenient main floor laundry/mudroom with garage access
- Beautifully finished open concept rec room offers a home office, ample space for a pool table and a separate sitting area with cozy gas fireplace. Pot lights and above grade windows fill the entire space with light. A spacious fourth bedroom is perfect for overnight guests. Updated 3 pc bath with tile floor and shower. A walk-in storage room and the utility room provide additional storage space
- A walkout from the kitchen leads to the deck and fenced backyard. Plenty of under deck storage space!
- Natural gas heat and central air ensure your comfort
- Fridge, stove, dishwasher, washer and dryer included
- Recently painted in a neutral colour palette



#### **Krista Alkerton, Broker**

Royal LePage First Contact Realty, Brokerage

Independently owned & operated

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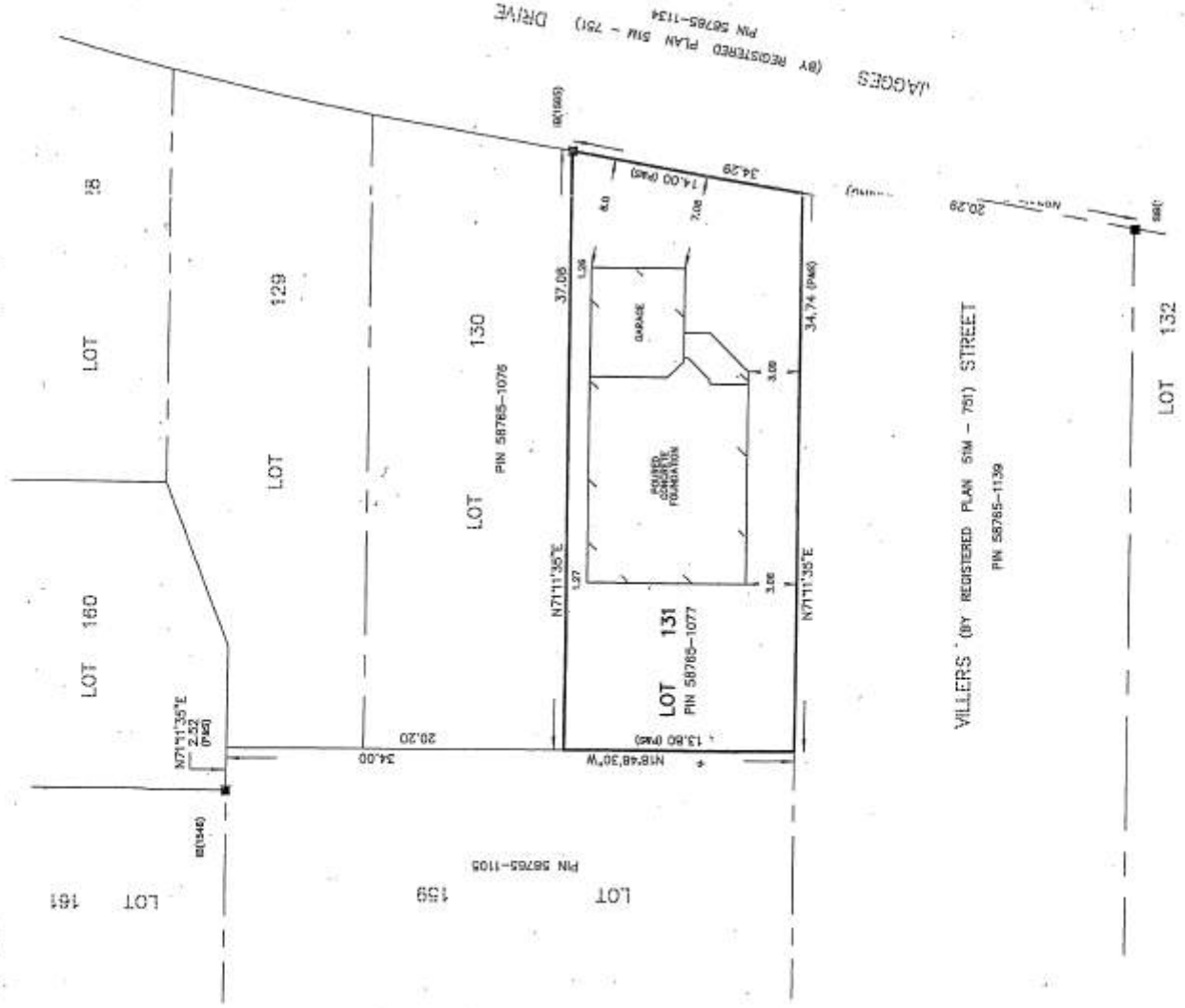
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SURVEYOR'S REAL PROPERTY REPORT  
 PART 1) PLAN OF  
 LOT 131  
 REGISTERED PLAN 51M-751  
 CITY OF BARRIE  
 COUNTY OF SIMCOE  
 SCALE 1:250  
  
 BOWERS & JONES SURVEYING LTD.  
 2004  
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**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

- BEARINGS ARE GRID BEARINGS AND ARE REFERRED TO THE WESTERLY LIMIT OF JAGGES DRIVE AS SHOWN ON REGISTERED PLAN 51M-751 AS  $N97^{\circ}11'00''W$ .
- DENOTES MONUMENT FOUND
  - DENOTES MONUMENT PLANTED
  - DENOTES IRON BAR
  - DENOTES STANDARD IRON BAR
  - DENOTES SHORT STANDARD IRON BAR
  - DENOTES REGISTERED PLAN 51M-751 & SET
  - DENOTES R. MAK. O.L.S.
  - DENOTES F.N. BOWERS, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF FEBRUARY, 2004.

*M.B.*  
 F.N. BOWERS  
 ONTARIO LAND SURVEYOR

DATE: MARCH 1, 2004

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED MARCH 1, 2004

THIS REPORT WAS PREPARED FOR:  
 MORRIS BROS. CONTRACTING LTD.  
 AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1490179



THIS PLAN IS NOT VALID UNLESS IT IS APPROVED AND ISSUED BY THE SURVEYOR IN accordance with Regulation 1026, Section 24(2).

**BOWERS & JONES**  
 SURVEYING LTD.

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