



226 KEMPENFELT DRIVE, BARRIE

LOCATION, LOCATION, LOCATION & UNLIMITED POSSIBILITIES!





Welcome to 226 Kempenfelt Drive, Barrie

Live simply or build your dream home on one of the nicest lots in one of the most desirable neighbourhoods in Barrie. The 67.6 ft. x 166.8 ft. lot is situated on a prestigious street, with majestic trees and stunning views of Kempenfelt Bay.

This character filled original home offers 3 bedrooms, 2 baths, a new gas furnace and a detached garage.

The quiet upscale neighbourhood is directly across the Street from Kempenfelt Bay and the North Shore Trail, and is only a brief walk to the heart of downtown Barrie shops, patios and cafes. It is close to commuter routes, The Royal Victoria Hospital and premium golf and ski resorts. Only 60 minutes to the GTA or the Muskokas.

Property Tax for 2022 is \$7,792.44
Hot Water Heater is a rental



bright & spacious
KITCHEN





cozy
BEDROOMS



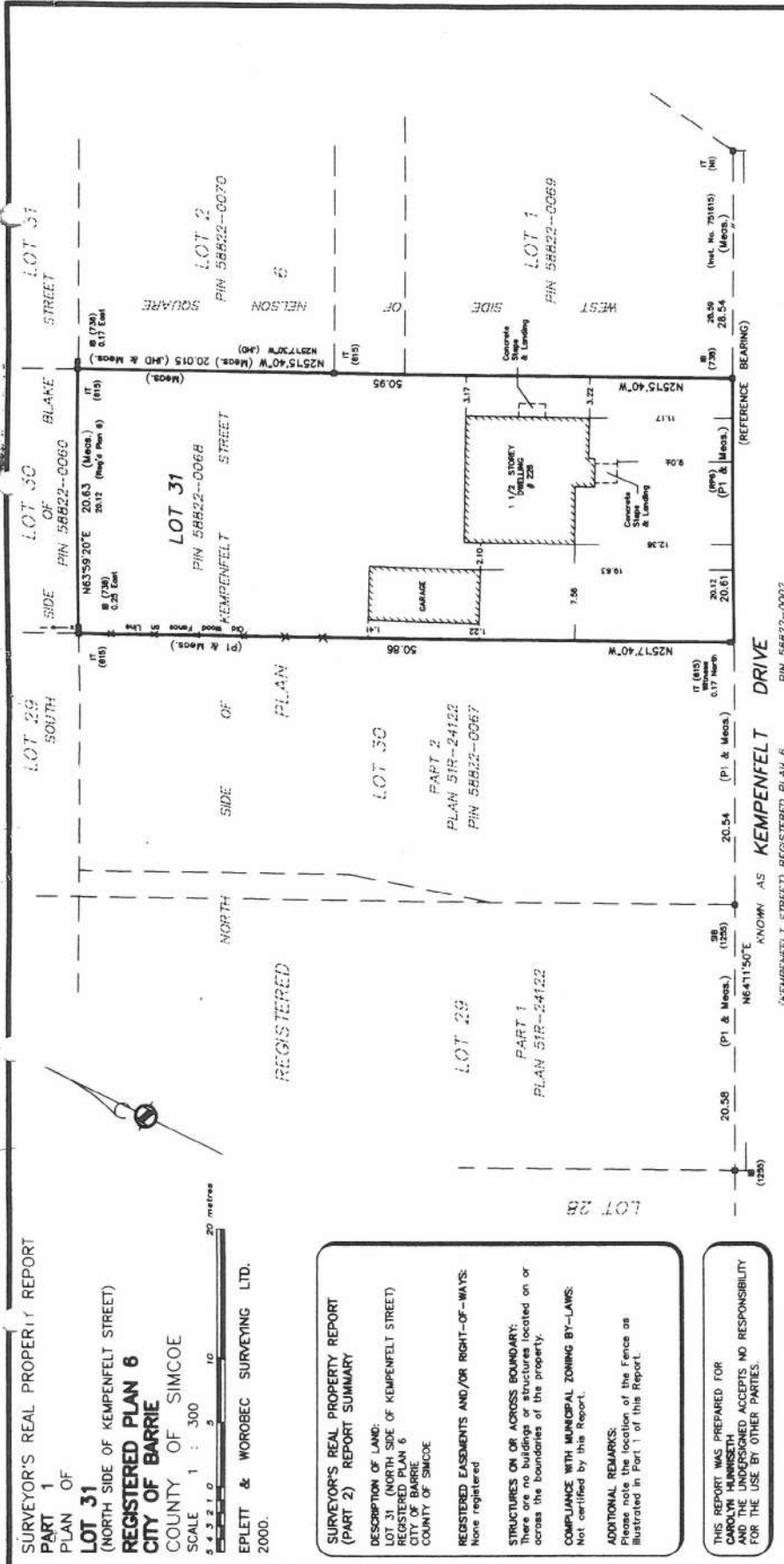






beautiful
BACKYARD

Survey



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1330527

THIS PLAN SET WAS
UNLESS IT IS INDICATED
ISSUED BY THE SURVEYOR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

THE SURVEY WAS COMPLETED ON THE 28th DAY OF NOVEMBER, 2000.

DATE: DECEMBER 8, 2000

ALAN J. WOROBEC
ONTARIO LAND SURVEYOR

LEGEND

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- Meas. DENOTES MEASURED
- P1 DENOTES PLAN 51R-24122
- 1613 DENOTES A.J. WOROBEC, O.L.S.
- IT DENOTES IRON TUBE
- 615 DENOTES J.H. DIAMOND, O.L.S.

NOTE: DWELLING THIS SHOWN HEREON ARE TO SIDING CORNER.

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METRIC

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

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE HORIZONTAL JUMPS OF KEMPENFELT DRIVE HAVING A BEARING OF N64°11'50"E

EPLETT & WOROBEC SURVEYING LTD
Ontario Land Surveyors

136 COLLIER STREET -- L4M 1H4
BARRIE : (705) 722 - 6222 FAX : (705) 722 - 6855
COLDWATER : (705) 686 - 7208 E-MAIL : e-w@surveyhu.com

PROJECT No. 00 - 2337

NOTE : THIS REPORT CAN BE UPDATED BY THIS OFFICE HOWEVER NO ADDITIONAL CERTIFIED PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 31
(NORTH SIDE OF KEMPENFELT STREET)
REGISTERED PLAN 6
CITY OF BARRIE
COUNTY OF SIMCOE

SCALE 1 : 300
1 5 10 20 metres

EPLETT & WOROBEC SURVEYING LTD.
2000.

SURVEYOR'S REAL PROPERTY REPORT
(PART 2) REPORT SUMMARY

DESCRIPTION OF LAND:
LOT 31 (NORTH SIDE OF KEMPENFELT STREET)
REGISTERED PLAN 6
CITY OF BARRIE
COUNTY OF SIMCOE

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS:
None registered

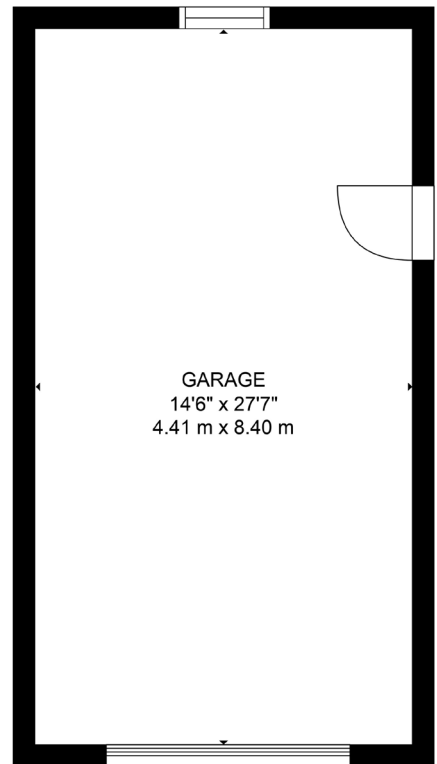
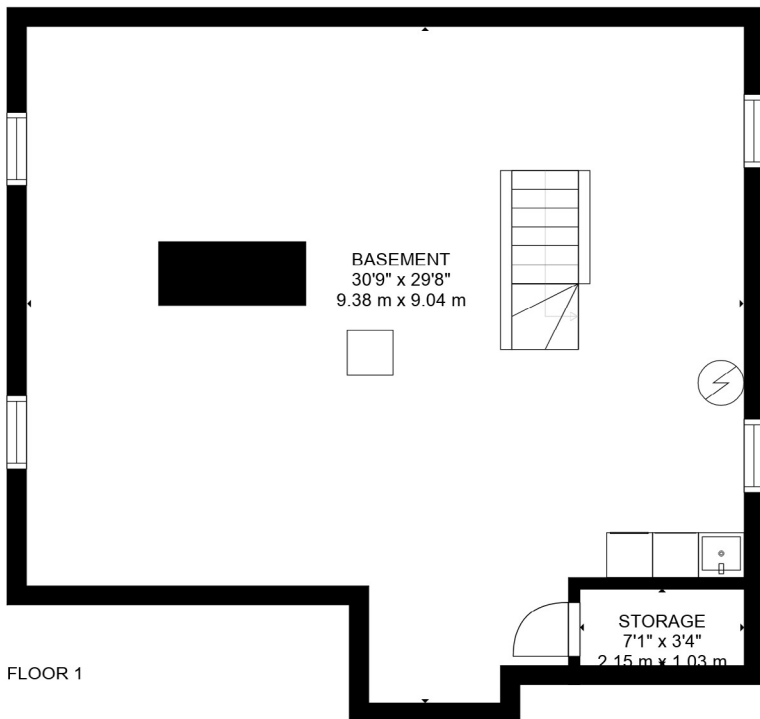
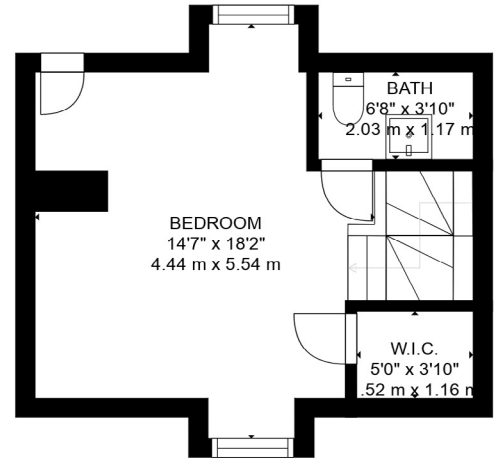
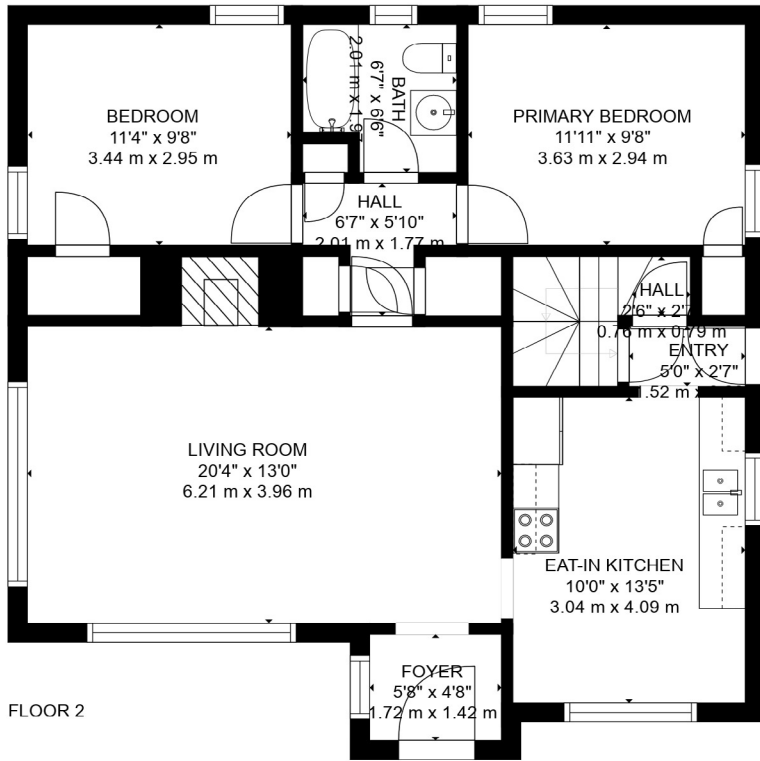
STRUCTURES ON OR ACROSS BOUNDARY:
There are no buildings or structures located on or across the boundaries of the property.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
Not certified by this Report.

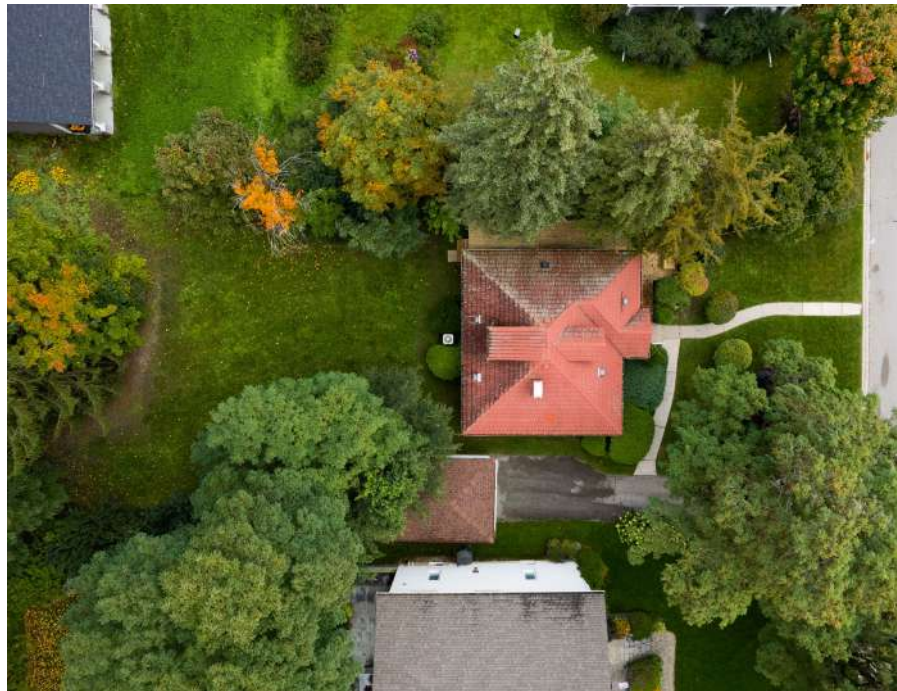
ADDITIONAL REMARKS:
Please note the location of the Fence as illustrated in Part 1 of this Report.

THIS REPORT WAS PREPARED FOR
CAROLYN HANNISSETH
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR THE USE BY OTHER PARTIES.

Floor Plans



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



KA **KRISTA ALKERTON**
BROKER
Exceptional Service • Exceptional Properties
ROYAL LEPAGE SERVING SIMCOE COUNTY FOR 25 YEARS

299 Lakeshore Dr., Suite 100 Barrie, ON L4N 7Y9

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