



unique waterfront
OPPORTUNITY

31 BARRIE TERRACE, ORO-MEDONTE



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About 31 Barrie Terrace

Waterfront Opportunity or Multi-family Residence

Tucked away along the North shores of Kempenfelt Bay is an impressive investment opportunity situated in the most sought-after waterfront neighborhood, surrounded by upscale waterfront homes. This rare find sits on a beautiful 90 feet of shoreline. It is approximately 260 feet deep, plus the ownership of a water lot. Take in the impressive views or bask in the sunrise illuminating the bay. Boasting extensive customized permanent decking at the water's edge with granite stepping-stones into the pristine water.

This 5100 sq. ft. private estate is currently used as a multi-generational residence/compound, with four separate units, family members enjoying their own unit & all sharing in the benefits of a waterfront home or cottage.

Take note: all units offer capturing views across the bay, 4 separate hydro meters, one gas furnace.

1st unit has 2 bedrooms with den & 1-4pc bathroom

2nd unit has 2 bedrooms with 1-4pc & 1-2pc bathroom

3rd unit has 2 bedrooms 1-4pc bath

4th unit has 1 bedroom 1-4pc bath

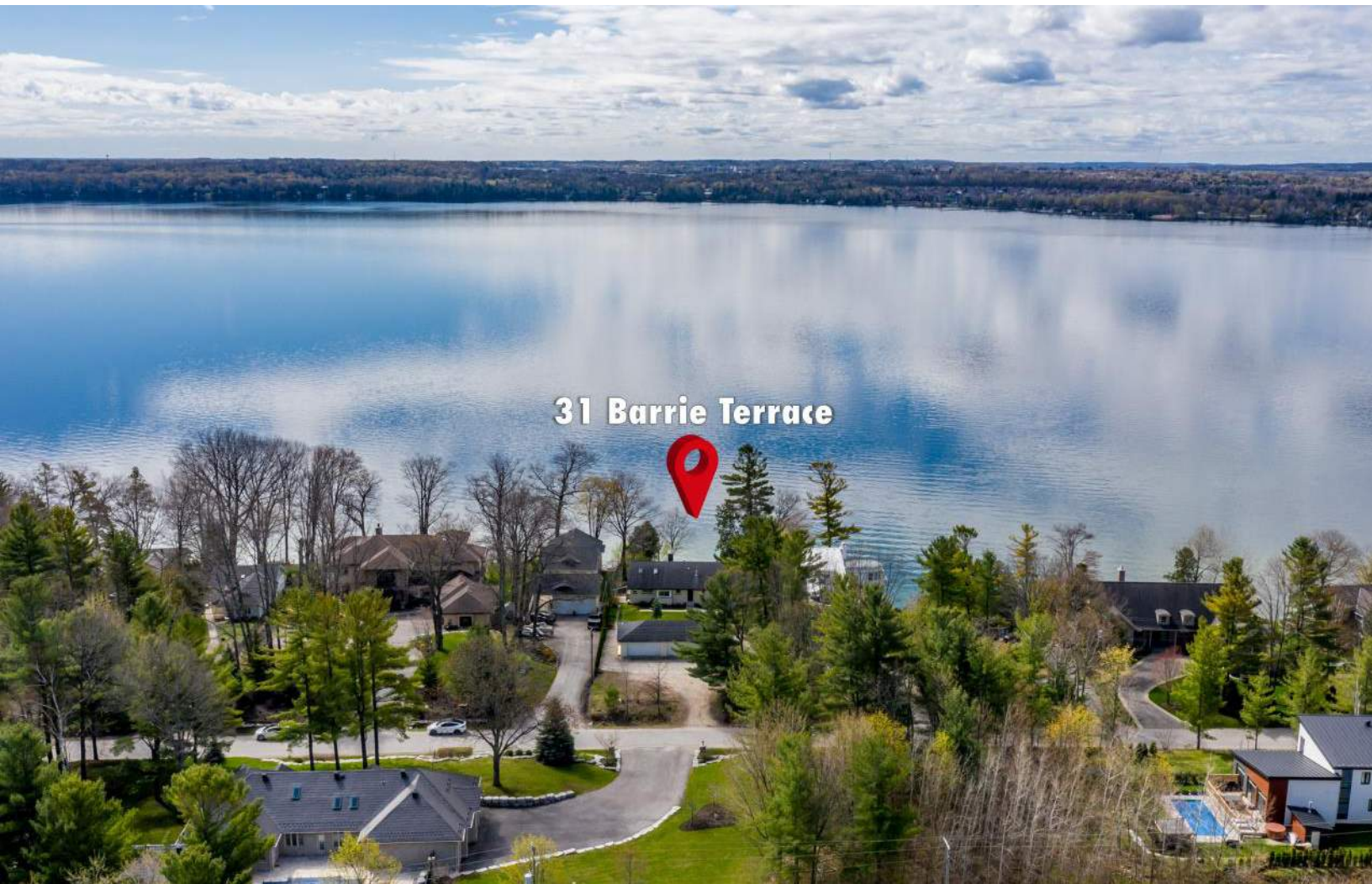
Ample parking area, detached 4 car garage - 43 ft x 22 ft

Ideally located in Oro-Medonte, literally 1 kilometer outside City of Barrie limits, resulting in substantial property-tax savings. Only a 7-minute drive from Highway 400 and 5-minutes to Regional Hospital (RVH). The City of Toronto is a mere 60 minutes south.

This location is well-known for its four-season recreational activities that include outstanding boating, swimming, fishing, golfing, walking, biking trails and winter downhill & x-country skiing, all within 2-45 minutes of this property. City of Barrie offers restaurants, shopping, artisan galleries, cultural events and a regional airport is only 20 minutes away.

Make memories here!

lakeside
LIVING



unit
ONE





unit
TWO

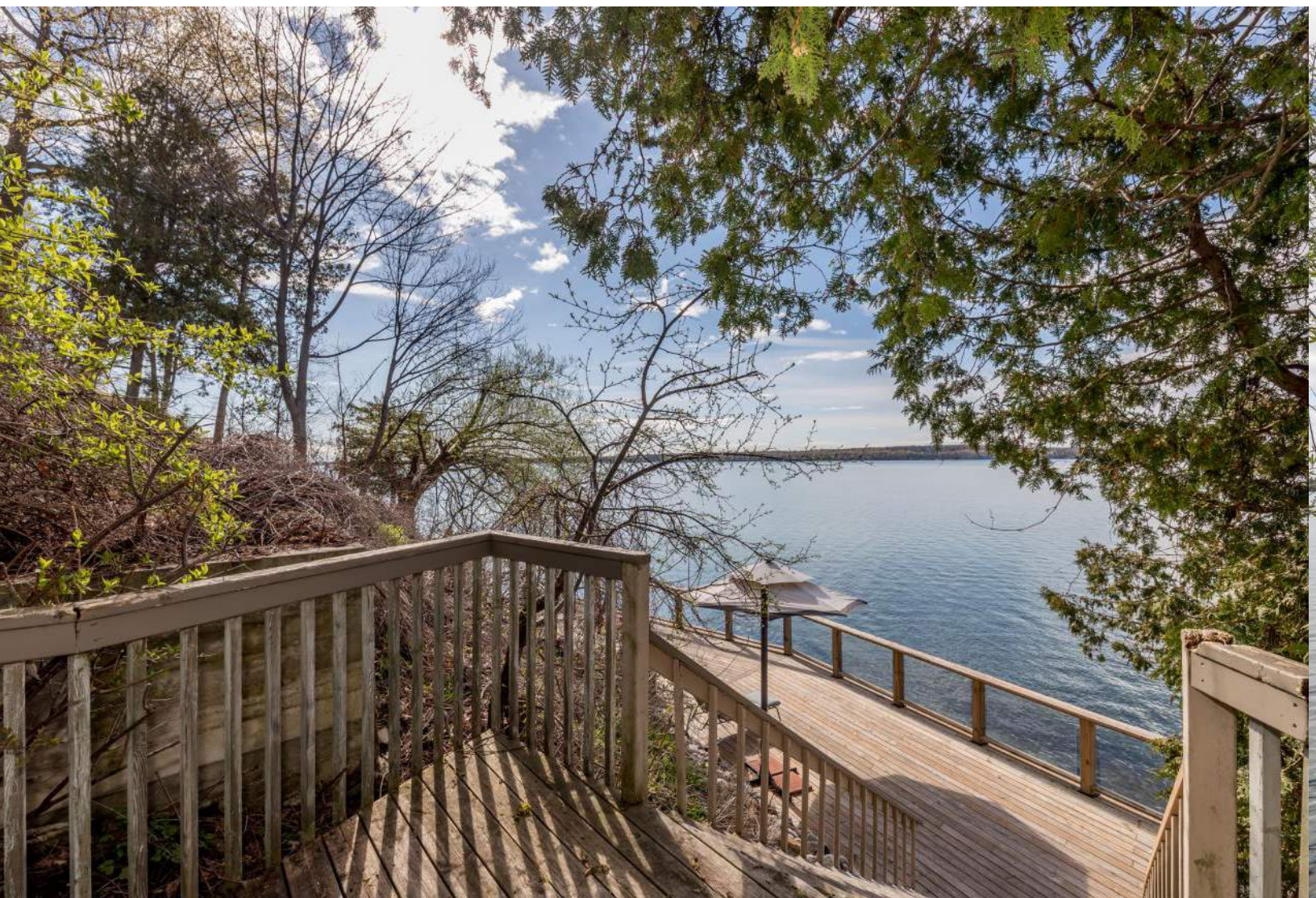




unit
THREE







live & play on
KEMPENFELT BAY



Property Overview

Dwelling built in 1956

Above Grade Square Footage: 2580 square feet

Finished Area: 5160 square feet

7 bedrooms, 5 bathrooms

4 hydro meters, 1 gas furnace, 5 fireplaces
(4 gas & 1 wood)

Forced-air gas heat

South facing exposure with gorgeous sunsets and sweeping views over the bay.

Ample parking

Detached, 4 car garage with separate heater
(43.10 feet by 22.22 feet)

Numerous walk-outs with tranquil views of the lake from each

Exterior & interior drainage system

Permanent decking at shoreline

Lot

Approximately 90ft of shoreline with an irregular depth (approximately 260 feet), plus a water lot

*Water lots are not very commonly found on Lake Simcoe or Kempenfelt Bay which offers buyers the potential to have a wet boathouse (buyer to verify).

Main Level

2580 square feet as per floor plan. (*Buyer to verify).

All units offer capturing views across the bay along with 2 entrances/exits.

Unit 1: 2 bedrooms with a sun-drenched, cozy den, 1-4pc bath, open concept eat-in kitchen & family room with floor to ceiling stone fireplace, along with a walk-out to a private deck.

Unit 2: Boasts an open-concept eat-in kitchen and living room, 2 bedrooms, 1-4pc & 1-2pc bath and laundry facility.

Lower Level

Units 3 & 4

2580 sqft as per floor plan. (*Buyer to verify).

Several walk-outs and expansive oversize windows bring the outside views in. Lots of hardwood floors, 3 bedrooms, 2 4-pc baths. Living room with gas fireplace, bonus room (previously a kitchen area). Eat-in kitchen, dining area with views of the lake, family room with a gas fireplace, storage room & laundry room.

Shoreline

At water's edge is an absolutely beautiful, extensive permanent deck with a railing and 11 glass panels, customized bench & storage area, several granite stepping stones leading to the water's edge & extra granite stones installed to protect the decking from ice damage.

There are plenty of activities to be enjoyed surrounded by family and friends enjoying a cool drink under the hot summer sun, while sitting on your deck soaking in the sweeping views over the Bay!

Location

Ideally located in Oro-Medonte, less than a kilometer outside the City of Barrie limits, resulting in substantial property-tax savings yet near all the amenities - cafes, dining, shopping, golf, skiing, walking & biking trails. Only a 7 minute drive from Highway 400 and 5 minutes to a Regional Hospital (RVH). The City of Toronto is a mere 60 minutes south.

Mechanical

Water softener purchased from Culligan, Aug 3rd, 2018 with monthly payments of \$33.84 for 60 months

Lennox gas furnace, 2017

Weeping drainage installed to ensure no water leaking in lower level

Water heater owned, 2017

Aquarobic septic system serviced annually installed in 1990 (approx.)

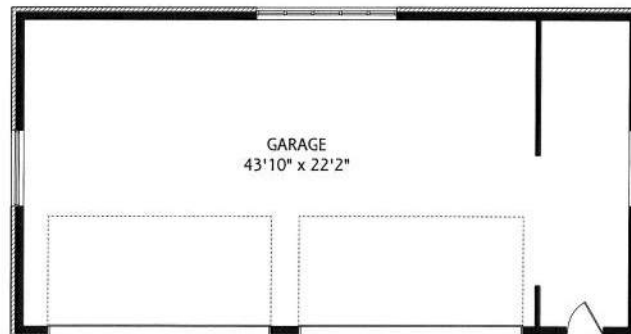
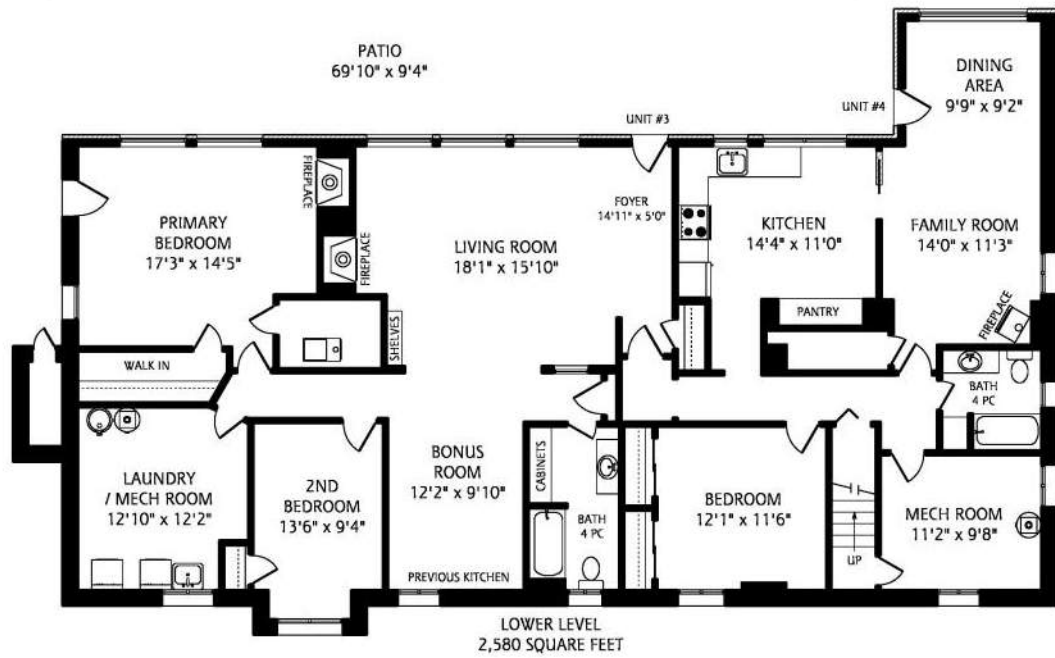
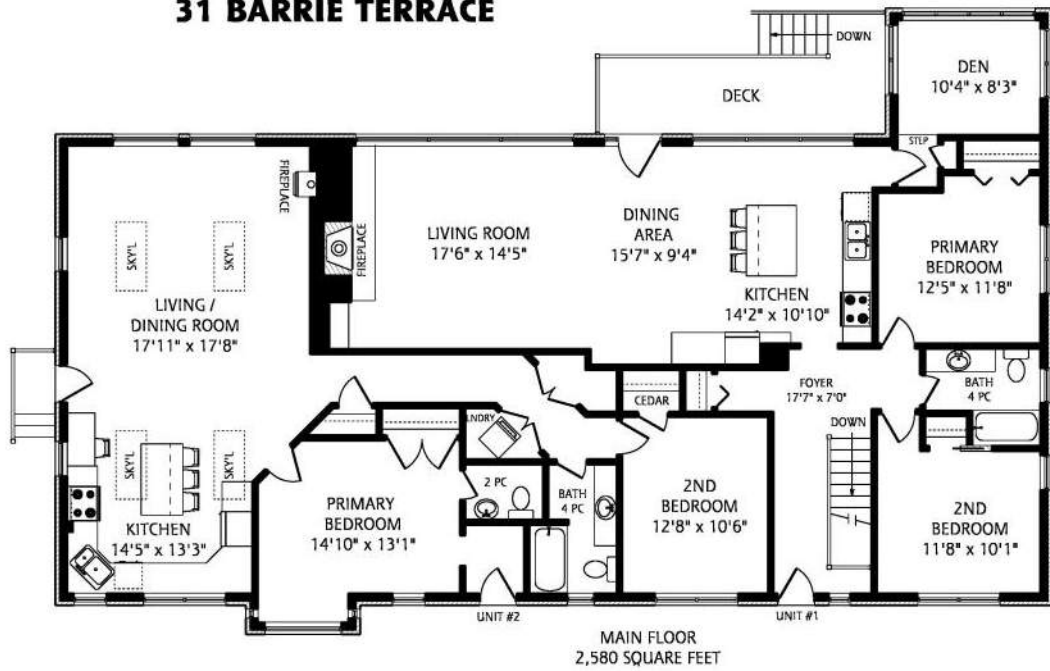
Drilled well

Heating costs: Gas approximately \$2400 for 2020

Taxes: \$10,837 in 2020

Floor Plans

31 BARRIE TERRACE



ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE
1" = 5 FOOT SCALE

Room Measurements

Measurements for 31 Barrie Terrace

Krista Alkerton



All Measurements Should Be Considered Approximate Until Verified By Buyer
Ceiling Heights Are A Single Point Of Reference And May Not Reflect The Entire Ceiling

MAIN FLOOR	CH	FEET	METRIC
Unit #1			
Foyer	8'2"	17'7" x 7'0"	5.36m x 2.13m
Bathroom	8'3"	8'2" x 7'1"	2.49m x 2.16m
Primary Bedroom	8'2"	12'5" x 11'8"	3.78m x 3.56m
2nd Bedroom	8'3"	11'8" x 10'1"	3.56m x 3.07m
Den	7'10"	10'4" x 8'3"	3.15m x 2.51m
Kitchen	8'2"	14'2" x 10'10"	4.32m x 3.3m
Dining Area	8'2"	15'7" x 9'4"	4.75m x 2.84m
Living Room	8'1"	17'6" x 14'5"	5.33m x 4.39m
Unit #2			
Primary Bedroom	8'1"	14'10" x 13'1"	4.52m x 3.99m
Powder Room	8'2"	5'2" x 3'10"	1.57m x 1.17m
2nd Bedroom	8'2"	12'8" x 10'6"	3.86m x 3.2m
Bathroom	8'3"	9'3" x 6'3"	2.82m x 1.91m
Kitchen	12'0"	14'5" x 13'3"	4.39m x 4.04m
Living / Dining Room	12'3"	17'11" x 17'8"	5.46m x 5.38m
Square Footage		2,580	239.79
LOWER LEVEL			
Unit #3			
Foyer	8'2"	14'11" x 5'0"	4.55m x 1.52m
Living Room	7'11"	18'1" x 15'10"	5.51m x 4.83m
Bonus Room	7'11"	12'2" x 9'10"	3.71m x 3m
Primary Bedroom	8'2"	17'3" x 14'5"	5.26m x 4.39m
2nd Bedroom	8'0"	13'6" x 9'4"	4.11m x 2.84m
Bathroom	7'11"	11'6" x 6'1"	3.51m x 1.85m
Laundry / Mech Room	8'3"	12'10" x 12'2"	3.91m x 3.71m
Unit #4			
Kitchen	8'2"	14'4" x 11'0"	4.37m x 3.35m
Dining Area	7'0"	9'9" x 9'2"	2.97m x 2.79m
Family Room	8'2"	14'0" x 11'3"	4.27m x 3.43m
Bedroom	8'2"	12'1" x 11'6"	3.68m x 3.51m
Bathroom	8'2"	7'1" x 7'0"	2.16m x 2.13m
Mech Room	8'2"	11'2" x 9'8"	3.4m x 2.95m
Square Footage		2,580	239.79
TOTALS			
Square Footage		5,160	479.57
Patio		69'10" x 9'4"	21.29m x 2.84m
Garage	10'3"	43'10" x 22'2"	13.36m x 6.76m



Downtown



City Limits



31 Barrie Terrace



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