



Welcome to 42 Dunsmore Lane

*Spacious Family Home, With Income Potential, In Lovely
Northeast Barrie Neighbourhood.*







Step inside this bright and spacious home located in a lovely northeast Barrie neighbourhood. This family friendly location offers easy access to all amenities including schools, shopping and Highway 400. The local playground, with basketball court, and public transit are just steps from your front door. Looking for an investment property? With Georgian College and the Royal Victoria Regional Health Centre both nearby, this home offers income potential, perfect for students or hospital staff. Take a closer look!

Property Details:

- All brick two-storey offering approximately 3,000 square feet of living space, including the fully finished lower level, with a total of 6 bedrooms (4 up, 2 down) and 3 & 1/2 baths
- Double car garage, with inside entry, and long paved driveway provides plenty of parking
- Principal rooms include a formal living/dining room combination, main floor family room with gas fireplace (currently used as a dining room) and a bright and cheery kitchen with ample counter and cupboard space, including a pantry, tiled backsplash and walkout to a deck and yard. Hardwood and ceramic floors throughout
- Convenient main floor laundry room, with built-in cabinets, and 2 pc powder room
- Four generously sized bedrooms on the upper level. Master bedroom boasts a walk-in closet and 4 pc ensuite with soaker tub and separate shower. Additional 4 pc serves the three bedrooms. Neutral décor & carpet throughout the bedrooms, with ceramics in both baths
- Fully finished lower level features a good sized rec room with a rough-in for kitchenette/wet bar and two bedrooms served by a 3 pc bath. Rough-in for washer/dryer located in the closet. New flooring throughout the lower level. Pot lights and oversized windows provide lots of light
- Natural gas heat & central air conditioning. Fridge, stove, washer, dryer, dishwasher (as is) & central vac included



Tel: 705.728.4067 **Cell:** 705.717.1590

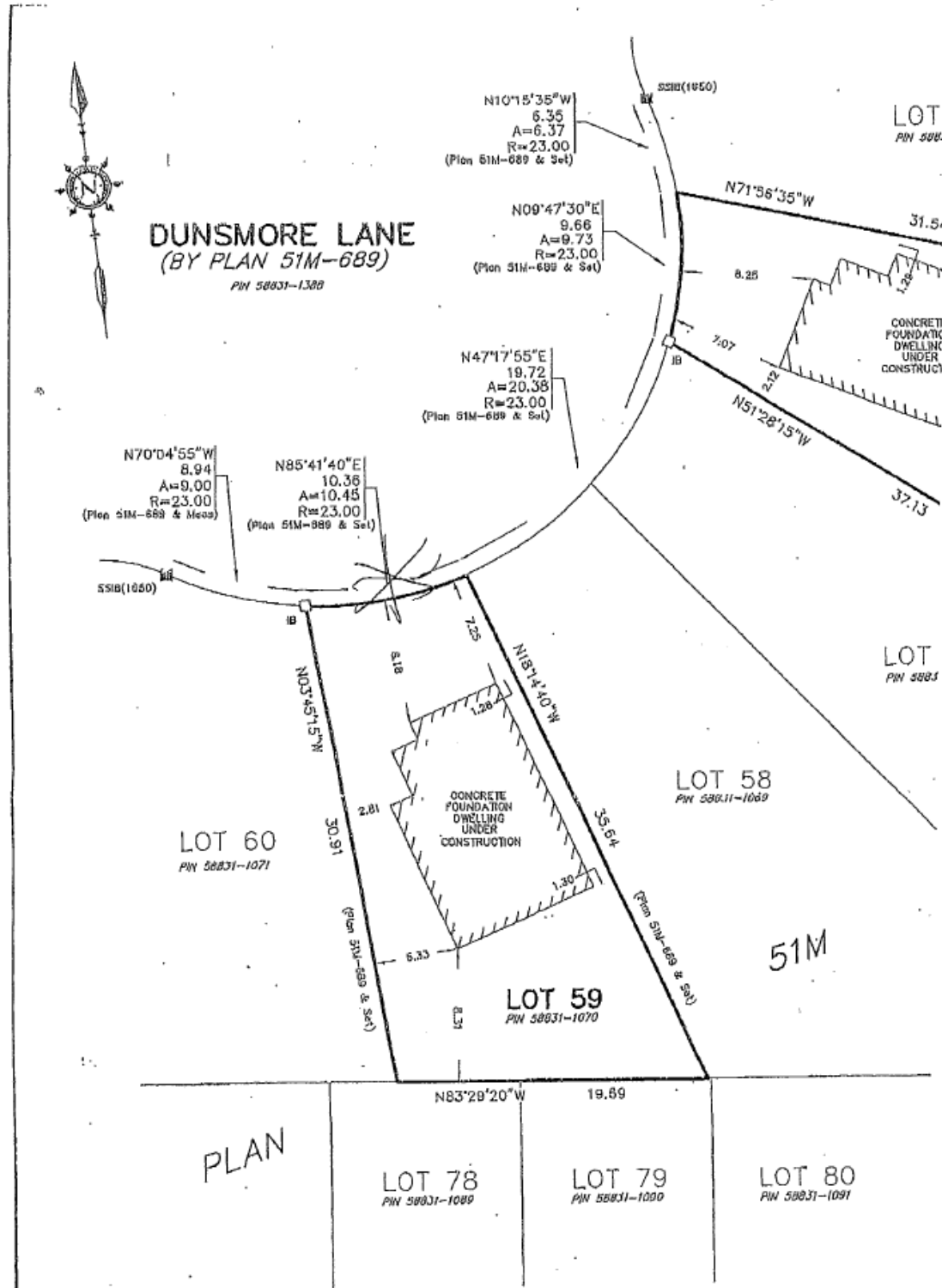
Fax: 705.722.5684 **Toll Free:** 1.877.728.4067

Email: krista@alkerton.com **Web:** www.alkerton.com

Royal LePage First Contact Realty Brokerage, Independently owned & operated
299 Lakeshore Drive, Suite 100, Barrie ON L4N 7Y9



Survey




SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 25th DAY OF JULY 2002

AUG. 16, 2002

DATE


DINO R.S. ASTRI
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE U.T.M. GRID BY THE WESTERLY LIMIT OF LOT PLAN 51M-689 AND BEING N

METRIC DISTANCES SHOWN ON THIS PLAN CAN BE CONVERTED TO FEET