



66 ROSE STREET, BARRIE
SURE TO IMPRESS!



KA

elegant
LIVING



Welcome to 66 Rose Street, Barrie

Pride of ownership is evident in this all brick raised bungalow located in the heart of the city's east end. Nestled on a premium treed 60' x 130' lot, this meticulously maintained home offers 4 spacious bedrooms (3 up and one down), 2 baths and a bonus side entrance for potential in-law capabilities. Once inside, you are greeted by an efficient, fully renovated, modern kitchen featuring quartz countertops, stainless appliances & a JennAir downdraft stove (2014). Additional updates include newer hand-scraped laminate flooring throughout the main level, interior doors, hardware, baseboards & casing (2014). Newer oversized windows fill every room with natural light. Cheerful & bright living room for entertaining, Each of the three main floor bedrooms are generously sized and served by an updated 4pc bath.

The lower level offers a large recreational room with oversized windows, the fourth bedroom (or home office) with loads of cabinetry, the laundry, 3pc bath and plenty of storage space. Picturesque backyard oasis with mature trees, landscaped gardens even a custom tree fort for the kids. Vehicles are easily accommodated with a single attached carport with custom storage units and parking space for 4 cars in the double driveway. This established neighbourhood is centrally located with easy access to everything Barrie has to offer including schools, shopping, hospital and just minutes to the highway. Additional features & upgrades include new high eff/ furnace and water heater (2022), central air conditioner (2014), shingles (IKO shingles), Soffit/Facia (2020), an updated electrical panel/ breakers (2014), Water softener (2018), stunning DeCola exterior Door(s) 2021, Basement windows (2019) Replaced shingles and exterior walls on backyard shed - 2021

Not much else to do but move in & make this home yours.

2021 Utilities

Enbridge: \$1,136.94
Alectra: \$1,233.72
Barrie Water: \$1,297.89

No rental contracts
Property Taxes for 2022 is \$3,953



chef's
KITCHEN

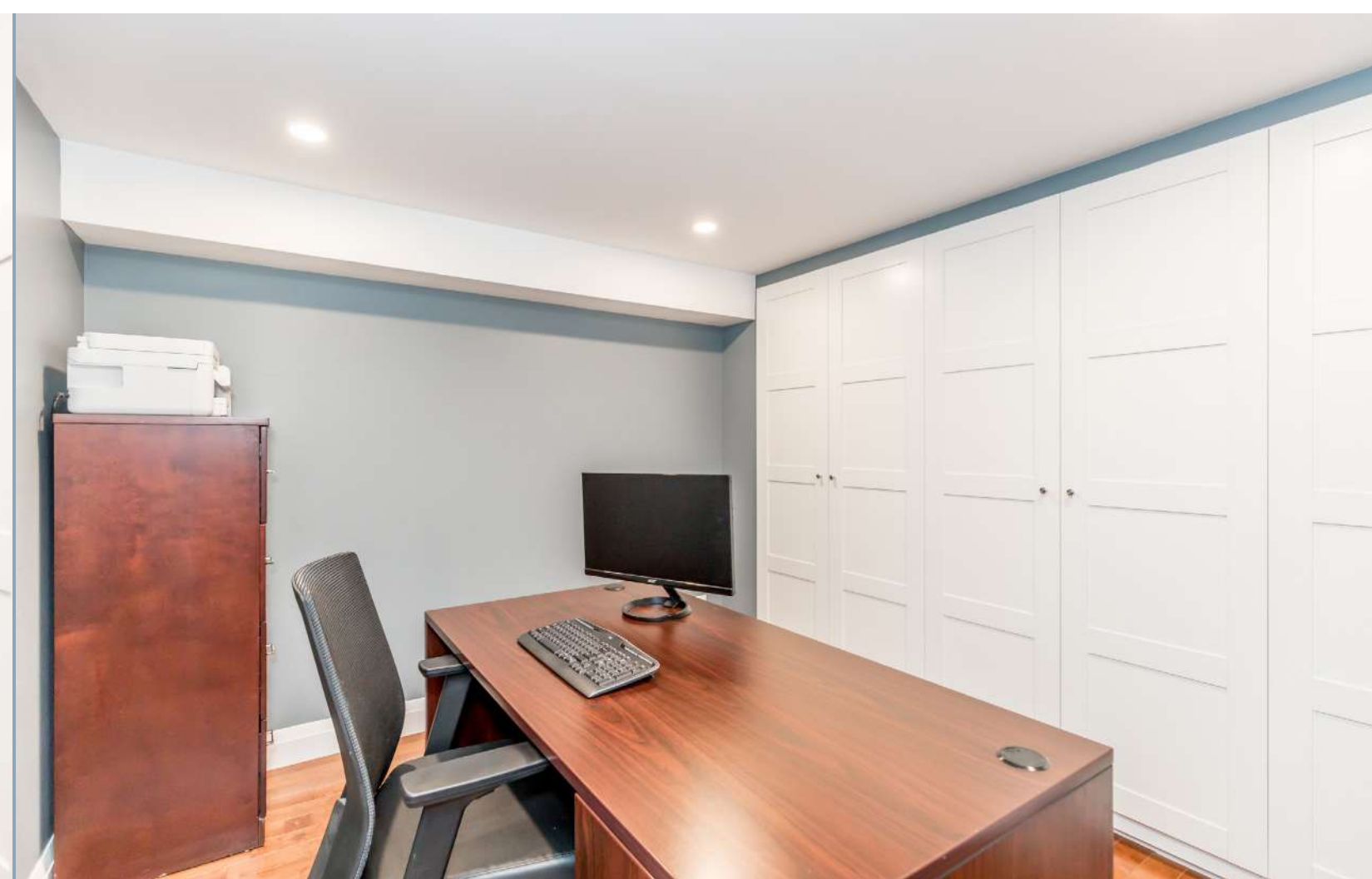


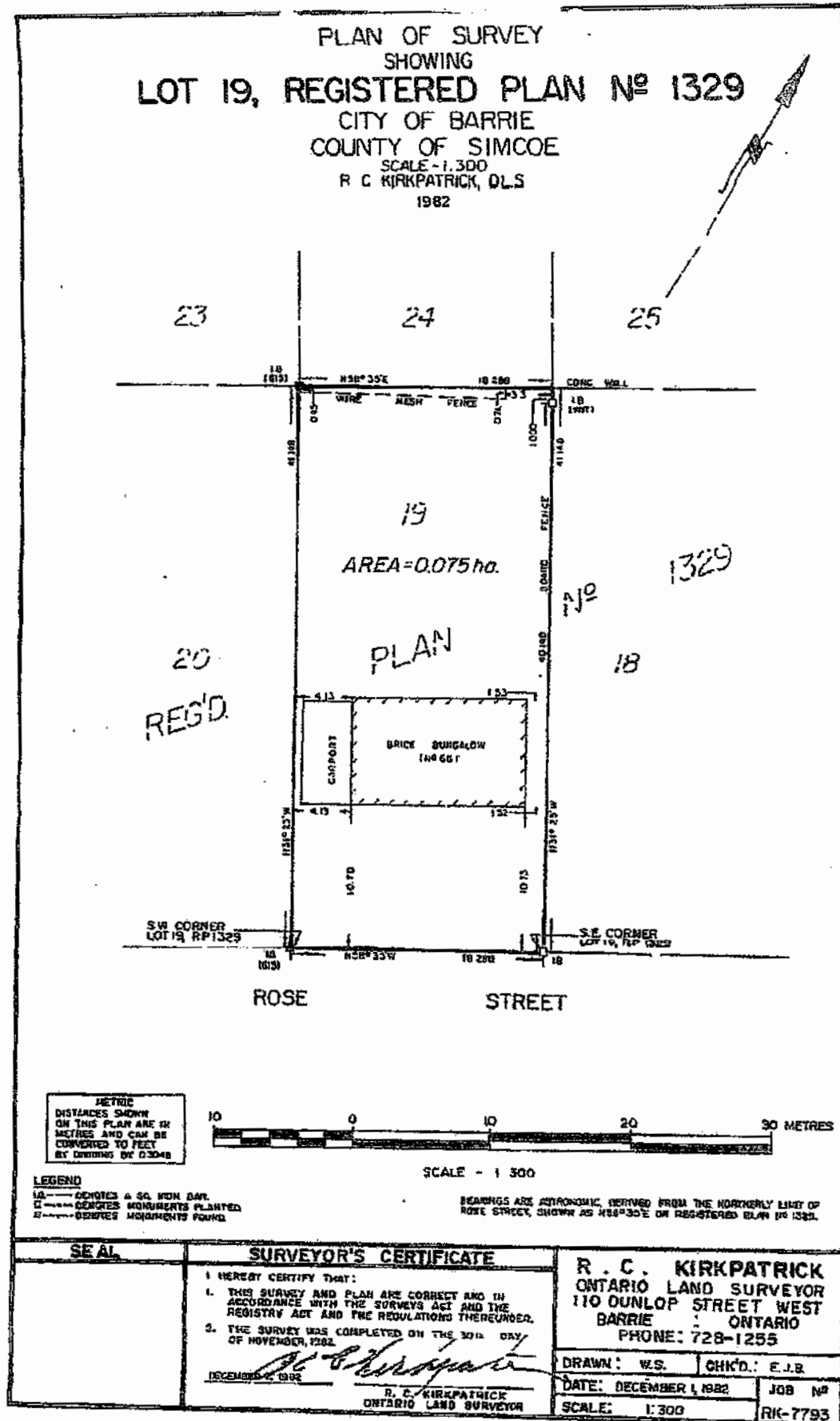
master
BEDROOM



warm & cozy

LOWER LEVEL



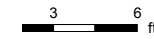
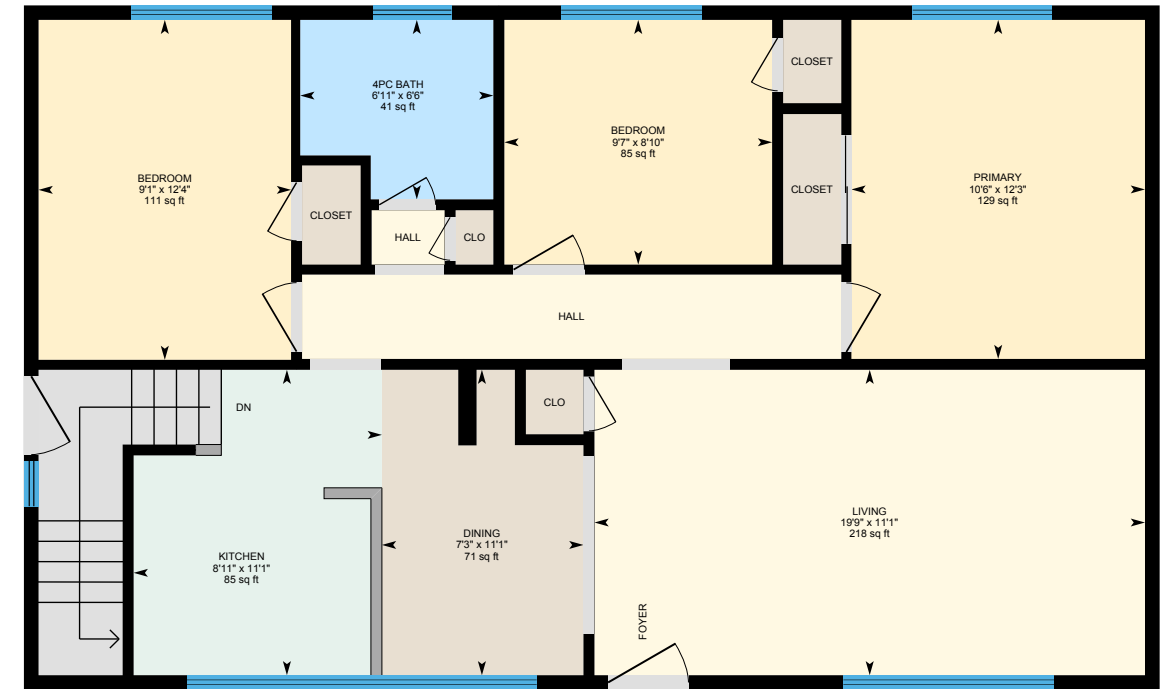


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Floor Plans

66 Rose St, Barrie, ON

Main Floor Exterior Area 1009.22 sq ft
Interior Area 941.58 sq ft



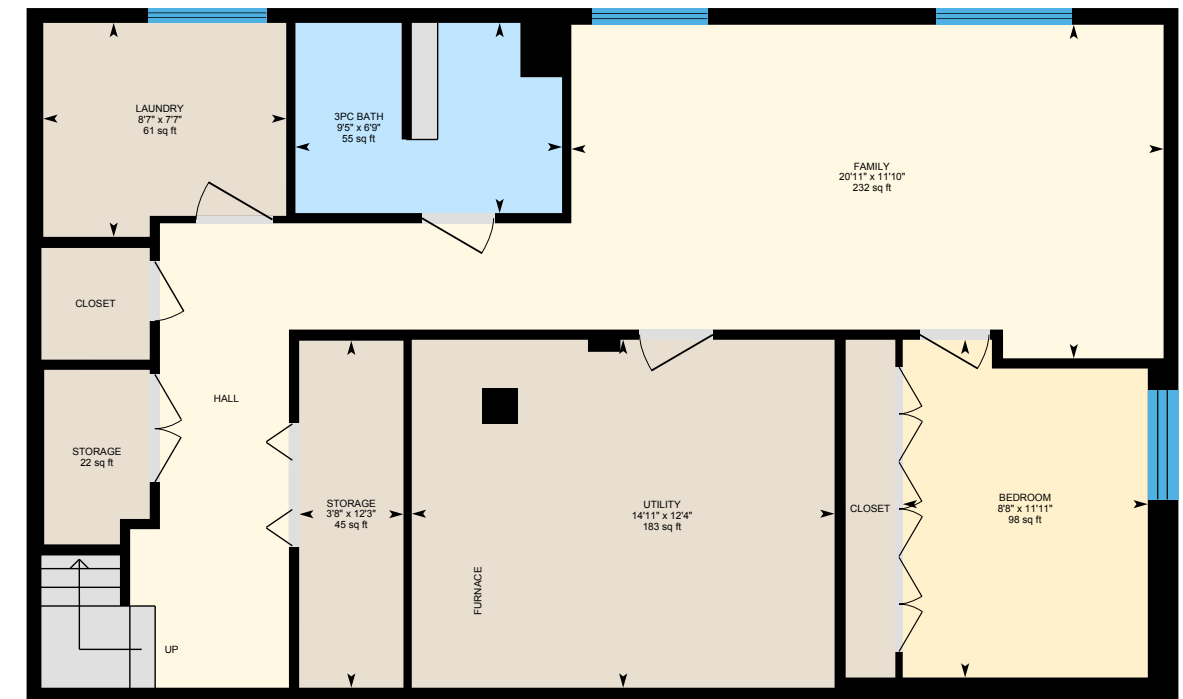
PREPARED: 2022/08/16



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Basement (Below Grade) Exterior Area 987.59 sq ft
Interior Area 920.15 sq ft

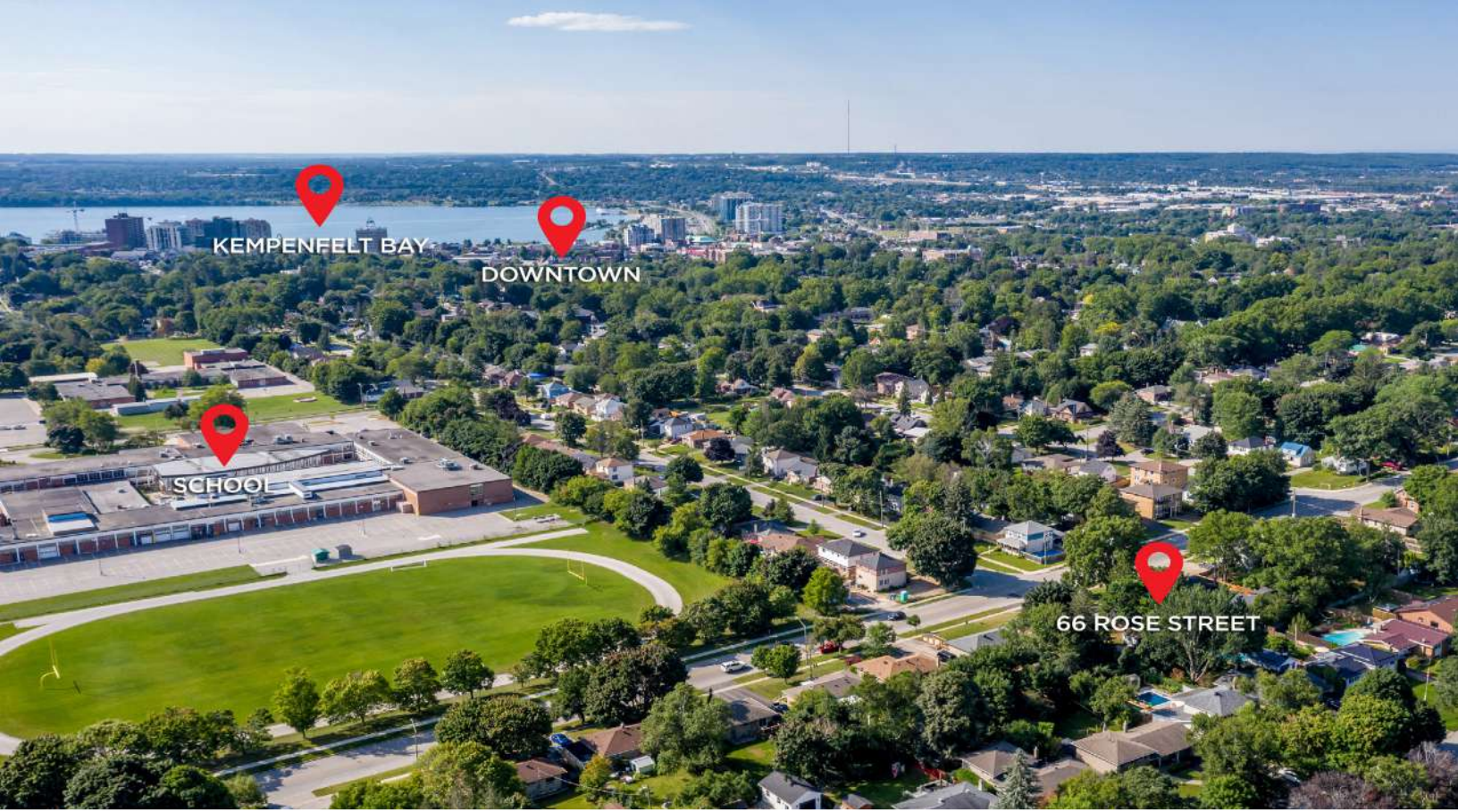


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backyard
OASIS



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