

57 GOLDEN MEADOW ROAD, BARRIE

LISTING FEATURES & DETAILS

57 GOLDEN MEADOW ROAD

BARRIE, ONTARIO



Exterior

**Simcoe County/Barrie/BA 10 - Innishore  
2 Storey/House**

	Beds	Baths	Kitch
Basement	1	1	
Main		1	1
Second	3	2	

Beds: **4 (3 + 1)**  
 Baths: **4 (3 + 1)**  
 SF Total: **1,668/LBO provided**  
 SF Range: **1501 to 2000**  
 Abv Grade Fin SF: **1,668.00/LBO provided**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,417/2020**

Exterior Feat: **Landscaped, Porch, Year Round Living**  
 Construct. Material: **Brick** Foundation: **Concrete** Roof: **Asphalt Shingle**  
 Shingles Replaced: **2019** Prop Attached: **Detached**  
 Year/Desc/Source: **1991//Other** Apx Age: **16-30 Years**  
 Property Access: **Paved Road, Public Road, Year Round Road** Rd Acc Fee:  
 Other Structures: **Fence - Full**  
 Pool Features: **Above Ground**  
 Parking Features: **Attached Garage, Asphalt Driveway, Private Double Driveway** Carport Sp:  
 Parking Spaces: **3** Driveway Spaces: **2** Sewer: **Sewer (Municipal)**  
 Garage Sp/Desc: **1 Spaces** Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
 Water Source: **Municipal, Municipal-Metered** Water Tmnt: **Water Softener**  
 Lot Size: **40.00** Acres Range: **< 0.5** Acres Rent:  
 Lot Front: **118.00** Lot Depth: **Rectangular** Land Lse Fee:  
 Lot Irregularities: **Beach, Golf, Landscaped, Library, Major Highway, Park, Playground Nearby, Public Transit, Quiet Area, Rail Access, Schools, Trails**  
 Area Influences:  
 View: **No**  
 Topography: **South**

Interior

Interior Feat: **Auto Garage Door Remote(s), Bar Fridge, In-law Capability, Sump Pump, Water Heater, Water Softener, Winterized**  
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **Full Basement, Fully Finished**  
 Laundry Feat: **Inside, Laundry Room, Main Level**  
 Cooling: **Central Air**



*Wendy Hill*

Sales Representative

Direct: 705.790.0488

Email: wendyhill@rogers.com

[www.wendyhill.ca](http://www.wendyhill.ca)



Wendy Hill



wendyhill304



REALTY INC., BROKERAGE  
Independently Owned & Operated

•Unit A - 566 Bryne Drive, Barrie, ON L4N 9P6 •Office: 705.739.1000 •Fax: 705.739.1002

**RE/MAX Crosstown**

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# WELCOME HOME

This home deserves to be in a magazine! Beautifully updated from top to bottom with craftsmanship and located in the sought after Kingswood subdivision South-End of Barrie.

Every room is a delight. The main floor showcases an open concept layout w hardwood & ceramic floors, entertainers dining room with Foundry Modern Farm Style Pendant Light, sitting area off the kitchen boasts a wood burning fireplace with wood beam and wood feature wall with farm style pipe shelving, the kitchen has been completely updated with granite counters, travertine backsplash and soft close cabinets boasting another wood accent wall. The sliding door (new 2012) opens to fully fenced backyard and new family size deck plus above ground pool. Upstairs are three good size bedrooms all updated with new flooring, windows and paint. The master bedroom features a wood accent wall with barn style sliding door to en-suite. Look at that corner soaker tub. Can't you just picture yourself relaxing after a long day. Bonus walk in closet has built in ikea cabinets with steel drawers. This home continues to impress as you enter the basement ... open concept games room and rec room is perfect for movie nights with the family or your favorite sports event with friends ... with a new bar that has undermount led lighting, butcher block counter and slate backsplash along with a decorative slate and wood accent wall. Plus a 4th bedroom or office with its own 3 piece ensuite.

Many updates: Shingles 2019, Eaves and Trough 2020, Most Windows Replaced 2018, Kitchen, Paint, Bar, Sliding Door, High Eff Furnace & A/C 2012, New Carpet 2019, the list goes on.

5 min. to Yonge St. GO Train, 2 min. to Walkin's Walk, 5 min. to Tyndale Waterfront Park, 7 min. to Minet's Point Waterfront Park, 10 min. to Essa-HWY 400 Carpool Lot.



















**PUBLIC SCHOOLS**

**CATHOLIC SCHOOLS**

**MY SERVICES**



**Algonquin Ridge E.S.**  
191 GOLDEN MEADOW RD  
705-737-4080



**St. John Paul II C.S.**  
211 ASHFORD DR  
705-722-0212



**Innisdale S.S**  
95 LITTLE AVE  
705-726-2552



**St. Peter's Catholic S.S.**  
201 ASHFORD DR  
705-734-0168

-  Complimentary Market Analysis
-  Staging and Re-Design
-  Professional Photography and Video
-  Aerial Drone Photography and Video
-  Twilight Photography
-  International Exposure
-  Customized Full-Colour Feature Brochures
-  Web Advertising
-  Social Media Advertising
-  MoveSnap Concierge Program
-  One on One Service
-  House Cleaning Services