

## Property Features of 73 Queen St, Barrie

### Exterior

- INVESTMENT PROPERTY
- Raised bungalow with separate legal apartment
- Widened driveway with 4 parking spaces
- Deck off the back of the home
- Walkway to rear
- Basement apartment entrance from backyard
- Fully fenced yard

### Main level

- 3 bedrooms
- 4pc bathroom
- Kitchen/dining/living space
- Kitchen has brand new appliances & quartz countertops
- Laundry closet
- Hot water tank owned (new 2019)

### Basement apartment

- 2 bedrooms
- 4pc bathroom with heated floors
- Kitchen/dining/living space
- Kitchen has brand new appliances & quartz countertops
- Laundry closet

### Updates (2021)

- New deck
- New front retaining wall with new entrance
- Widened drive with newly paved 4th parking space
- New walkway to the rear
- New lower egress windows
- Dual hydro meters
- New floors upper and lower
- New trim
- Recently completed all new legal second suite
- New kitchens (cabinets, backsplash, appliances, sinks, faucets)
- All new bathrooms (vanities, tubs, toilets, heated tile in lower bath)
- x2 new stoves, x2 dishwasher, x2 fridge, x2 microwave hood, x2 washers and dryers (front load, high efficiency)
- All new separate basement entrance
- All new LED lighting including pot lights and undercabinet kitchen lighting
- New doors & hardware
- Quartz countertops
- Newly sodded and landscaped
- New electrical panels
- Dricore subfloor under basement flooring
- Schluter Ditra Floor Heat in basement bathroom
- New A/C (all new...there was none before the reno)
- New switches and outlets throughout both levels
- Electrical throughout brought up to current code / basement all new
- New water meter
- Rockwool safe and sound insulation between units (sound and fire separation) also in bedroom wall bordering bsmt bathroom



\*\* The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

- Basement ceiling drywall on resilient channel to reduce noise transmission
- New pvc and abs floor drains under basement slab to sewer connection
- New tongue and groove osb subfloor on main level under luxury vinyl (all flooring that is not tile is Luxury Vinyl)

#### **Utilities & taxes**

- Taxes 2021 approx \$3120
- Alectra (hydro): \$540 per year
- Enbridge (gas): \$1140 per year
- Services Barrie (water): \$996 per year

#### **Area**

- Across the street from Archie Goodall Park
- Close to downtown restaurants, marina and Kempenfelt Bay
- 50 minute drive to Toronto Pearson Airport
- Minutes to GO transit bus and train services to Toronto.



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