

73 QUEEN Street, Barrie, Ontario L4M 1Z2

Client Full
Active / Residential

73 QUEEN St Barrie
Pending Board Approval

MLS® #: 40132219
Price: **\$799,000**



Simcoe County / Barrie / BA03 - City Centre Bungalow Raised / House

	Beds	Baths	Kitch
Lower	2	1	1
Main	3	1	1

Beds: **5 (3 + 2)**
 Baths: **2 (2 + 0)**
 SF Total: **2,253 / Plans**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,135.00 / Plans**
 Blw Grade SF: **1,118.00 / Plans**
 Common Interest: **Freehold / None**
 Tax Amt/Yr: **\$3,120 / 2021**

Remarks/Directions

Public Rmks: **INVESTMENT OPPORTUNITY! Completely renovated (2021), raised bungalow with a legal apartment. The ideal investment property close to the beautiful waterfront, restaurants, shops and bars and minutes to GO transit bus and train services to Toronto. The main floor features luxury vinyl flooring, modern light fixtures and an open concept new kitchen/living space (2021) with quartz counters, stainless steel appliances and a peninsula. The bright living area has large windows and opens to the foyer where you'll find a laundry closet. Also in this apartment, there are 3 good sized bedrooms, all with plenty of closet space and they share a 4pc bathroom. The lower level apartment has a separate access from the backyard. It boasts a large space with tons of light, new Egress windows, 2 bedrooms, 4pc bathroom with heated floors, laundry closet and an open plan kitchen, dining and living space. The well equipped kitchen features quartz counters and new stainless steel appliances (2021)! Outside offers a fully fenced backyard with a new deck and walkway, new sod and landscaping, mature greenery, an oversized front driveway with extra parking and 2 separate hydro metres. Located across the street from Archie Goodall Park and walking distance to multiple schools in the area. Thoroughly updated property with great income potential close to everything Barrie has to offer including downtown restaurants, marina and Kempenfelt Bay, parks and trails and just 50 minutes from Toronto Pearson Airport! Covid 19 protocols in place.**

Directions: **Highway 26, turn onto Hanmer St E, turn onto St Vincent St, Turn right onto Queen St**
Common Elements

Exterior

Exterior Feat:	Deck(s), Landscaped, Private Entrance, Separate Hydro Meters		
Construct. Material:	Brick, Vinyl Siding	Foundation:	Concrete
Shingles Replaced:		Roof:	Asphalt Shingle
Year/Desc/Source:	//Other	Prop Attached:	Detached
Other Structures:	Fence - Full, Other	Apx Age:	Unknown
Garage & Parking:	, Private Drive Single Wide, Exclusive Parking, Asphalt Driveway		
Parking Spaces:	Driveway Spaces: 4.0	Garage Spaces:	
Parking Level/Unit:	Parking Assigned:	Sewer:	Sewer (Municipal)
Services:	Cable, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone		
Water Source:	Municipal	Water Tmnt:	
Lot Size Area/Units:	/	Acres Range:	< 0.5
Lot Front (Ft):	50.00	Lot Depth (Ft):	110.00
Location:	Urban	Lot Irregularities:	
Area Influences:	Airport, Beach, Dog Park, Downtown, Golf, High Traffic Area, Highway Access, Hospital, Lake/Pond, Library, Major Highway, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Public Transit, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other		

Interior

Interior Feat:	Built-In Appliances, In-law Capability, Water Heater Owned, Water Meter, Other	
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)	
Basement:	Full Basement	Basement Fin: Fully Finished
Basement Feat:	Separate Entrance, Walk-Up	
Laundry Feat:	Inside, Laundry Closet, Lower Level, Main Level, Multiple Locations	
Cooling:	Central Air	
Heating:	Forced Air, Gas	
Inclusions:	Built-in Microwave, Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer	
Add Inclusions:	washer, dryer, stove, refrigerator, dishwasher, microwave in basement	

Property Information

Common Elem Fee: **No**
 Legal Desc: **LOT 27 PLAN 1111 BARRIE CITY OF BARRIE**
 Zoning: **R1**
 Assess Val/Year: **\$304,000/2021**
 PIN: **588190635**
 ROLL: **434202200603500**
 Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **None/**
 Hold Over Days:
 Occupant Type: **Owner**

Deposit: **TBD**

Brokerage Information

List Date: **07/05/2021**
 List Brokerage: **[Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)**
 Source Board: **Southern Georgian Bay**

Prepared By: Todd Vanzuilekom, Salesperson

Date Prepared: 07/05/2021

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			4-Piece
Bedroom	Main	10' 4" X 14' 6"	3.15 X 4.42	
Bedroom	Main	9' 3" X 14' 5"	2.82 X 4.39	
Bedroom	Main	13' 0" X 11' 3"	3.96 X 3.43	
Dining Room	Main	11' 1" X 6' 5"	3.38 X 1.96	
Kitchen	Main	11' 1" X 12' 11"	3.38 X 3.94	
Living Room	Main	11' 1" X 12' 5"	3.38 X 3.78	
Bathroom	Lower			4-Piece, Heated Floor
Bedroom	Lower	10' 5" X 12' 0"	3.17 X 3.66	
Bedroom	Lower	10' 6" X 9' 9"	3.20 X 2.97	
Dining Room	Lower	16' 0" X 9' 3"	4.88 X 2.82	
Kitchen	Lower	11' 9" X 11' 8"	3.58 X 3.56	
Living Room	Lower	19' 3" X 9' 9"	5.87 X 2.97	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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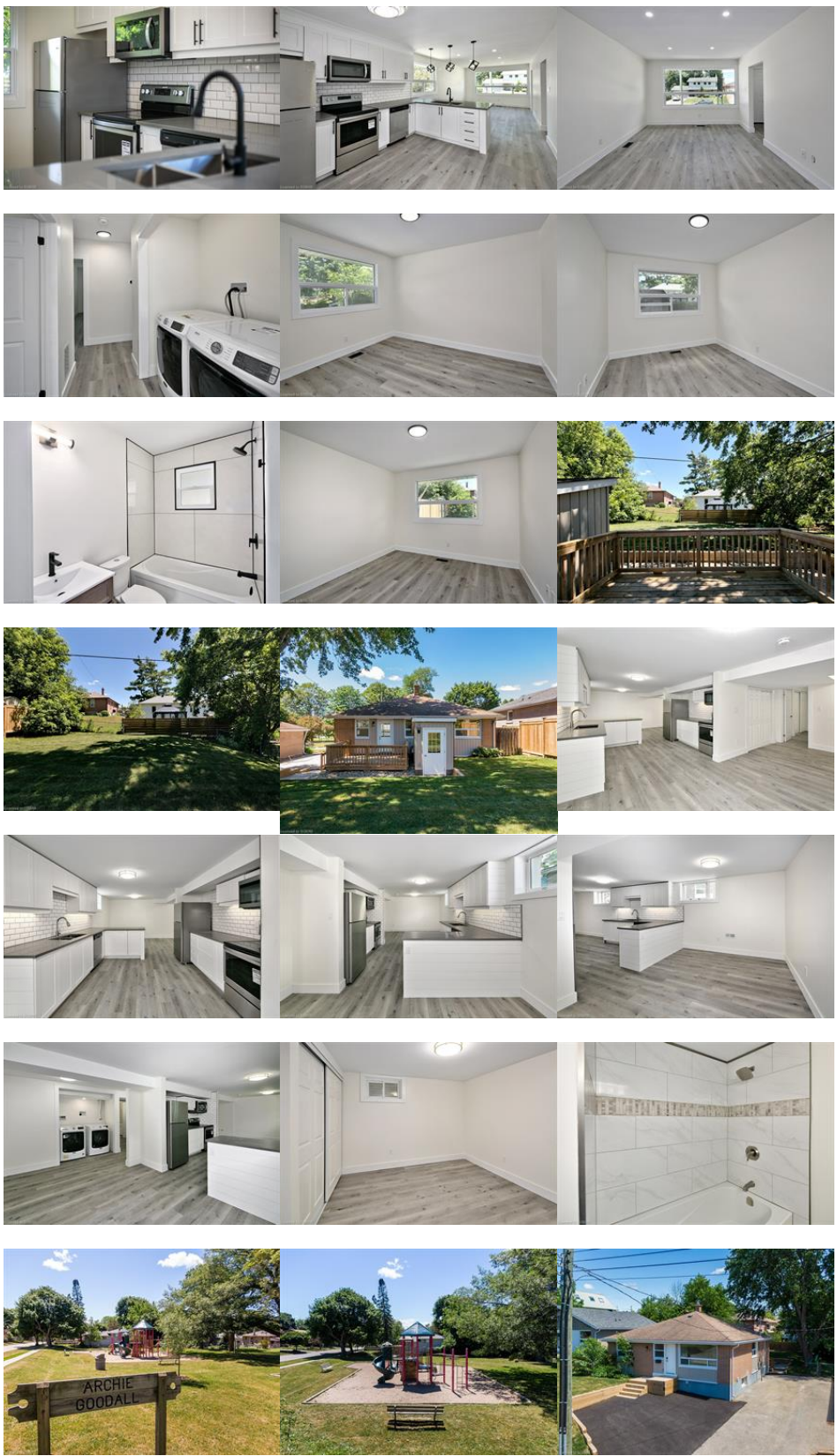
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 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Information Statement:

Date:

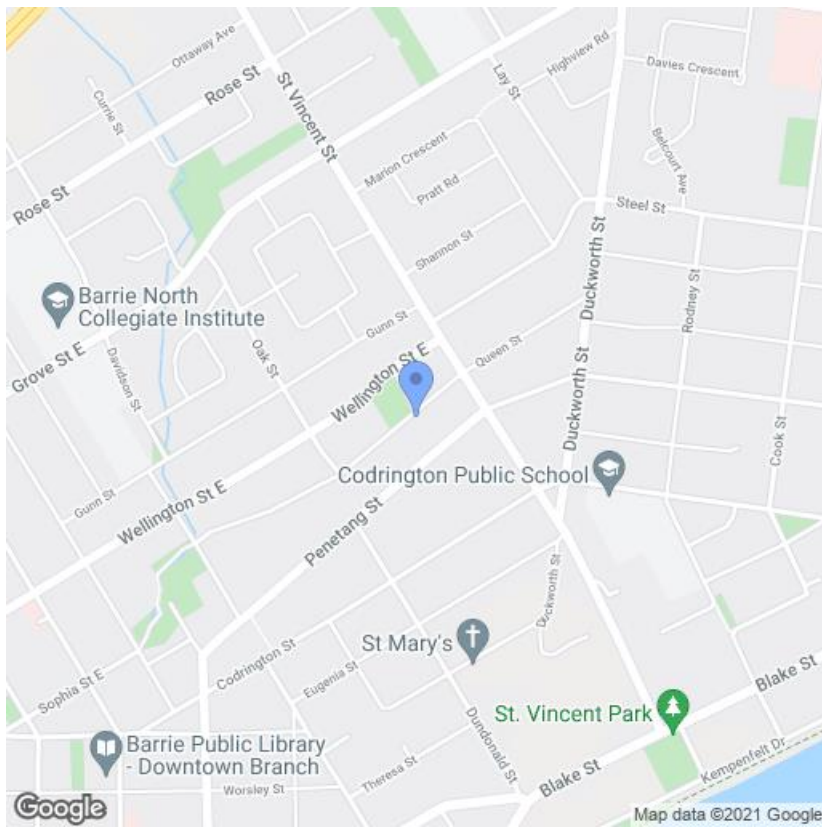
Level:

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