

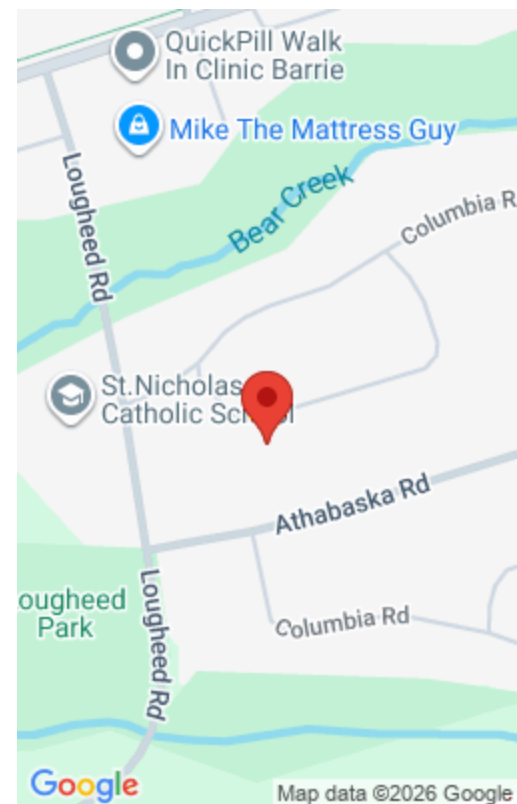
## 13 WADDINGTON CRESCENT, BARRIE, ON L4N 8C8, CANADA

<https://www.gtarealestates.com>

WELCOME TO 13 WADDINGTON CRES, SITUATED ON A PREMIUM LOT IN A WONDERFUL, MATURE, FAMILY-FRIENDLY NEIGHBOURHOOD. Conveniently located close to schools, parks, and a wide range of amenities. This spacious 3-level backsplit offers an exceptional open-concept main floor. A welcoming front porch leads into a generous foyer and large hallway, complete with two side-by-side double...

**\$639,900**

- 3 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 3.66

**RoomDimensions1:** 3.66 m X 3.03 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.75

**RoomType3:** Bedroom 3

**RoomLength3:** 2.67

**RoomDimensions3:** 2.67 m X 2.6 m

**RoomLevel4:** Lower level

**RoomWidth4:** 3.45

**RoomType5:** Office

**RoomLength5:** 2.36

**RoomDimensions5:** 2.36 m X 1.78 m

**RoomLevel6:** Lower level

**RoomWidth6:** 2.8

**RoomType7:** Dining room

**RoomLength7:** 3.43

**RoomDimensions7:** 3.43 m X 3.2 m

**RoomLevel8:** Main level

**RoomWidth8:** 2.9

**RoomLevel1:** Second level

**RoomWidth1:** 3.03

**RoomType2:** Bedroom 2

**RoomLength2:** 5.33

**RoomDimensions2:** 5.33 m X 2.75 m

**RoomLevel3:** Second level

**RoomWidth3:** 2.6

**RoomType4:** Living room

**RoomLength4:** 6.07

**RoomDimensions4:** 6.07 m X 3.45 m

**RoomLevel5:** Lower level

**RoomWidth5:** 1.78

**RoomType6:** Laundry room

**RoomLength6:** 3.28

**RoomDimensions6:** 3.28 m X 2.8 m

**RoomLevel7:** Main level

**RoomWidth7:** 3.2

**RoomType8:** Kitchen

**RoomLength8:** 3.05

**RoomDimensions8:** 3.05 m X 2.9 m

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## Location Details

**City:** Barrie (Holly)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Holly

**FrontageLength:** 43 ft ,8 in



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## Property Features

**CommunityFeatures:** School Bus

**Flooring:** Laminate,Ceramic,Carpeted

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

**Fencing:** Fenced yard

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 3

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** REMAX YOUR COMMUNITY REALTY

**Office ID:** 272032

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 3

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**CommunityFeatures:** School Bus

