

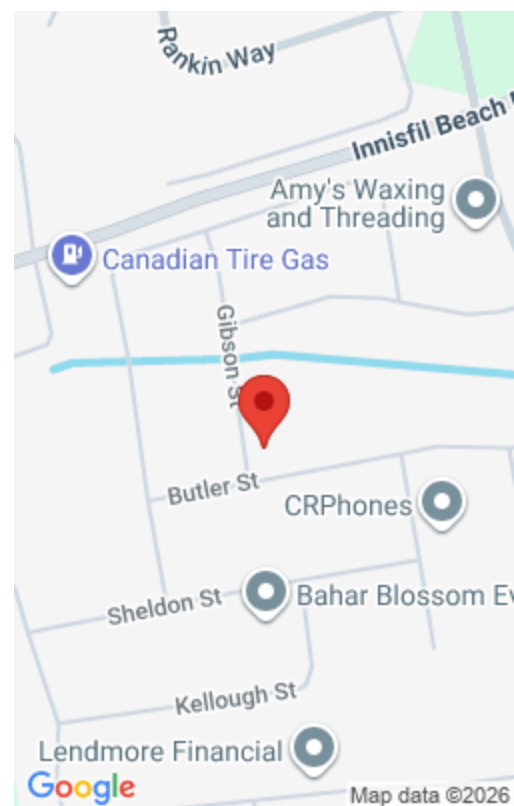
## 1396 BUTLER ST, INNISFIL, ON L9S 4B7, CANADA

<https://www.gtarealestates.com>

Top 5 Reasons You Will Love This Home: 1) Perfectly positioned on a coveted corner lot in one of Innisfil's most sought-after neighbourhoods, this exceptional home offers a private backyard retreat with a deck and full fencing, plus plenty of space for kids to play and enjoy the outdoors 2) Offering 2,454 square feet of...

**\$864,000**

- 3 beds
- 3 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft



## Rooms & Units Descr

**RoomType1:** Kitchen  
**RoomLength1:** 5.48  
**RoomDimensions1:** 5.48 m X 5.19 m  
**RoomLevel2:** Main level  
**RoomWidth2:** 3.74  
**RoomType3:** Living room  
**RoomLength3:** 4.91  
**RoomDimensions3:** 4.91 m X 4.17 m  
**RoomLevel4:** Main level  
**RoomWidth4:** 2.32  
**RoomType5:** Primary Bedroom  
**RoomLength5:** 8.92  
**RoomDimensions5:** 8.92 m X 6.5 m  
**RoomLevel6:** Upper Level  
**RoomWidth6:** 4.13  
**RoomType7:** Bedroom  
**RoomLength7:** 4.43  
**RoomDimensions7:** 4.43 m X 3.96 m

**RoomLevel1:** Main level  
**RoomWidth1:** 5.19  
**RoomType2:** Dining room  
**RoomLength2:** 3.89  
**RoomDimensions2:** 3.89 m X 3.74 m  
**RoomLevel3:** Main level  
**RoomWidth3:** 4.17  
**RoomType4:** Laundry room  
**RoomLength4:** 2.96  
**RoomDimensions4:** 2.96 m X 2.32 m  
**RoomLevel5:** Upper Level  
**RoomWidth5:** 6.5  
**RoomType6:** Bedroom  
**RoomLength6:** 4.43  
**RoomDimensions6:** 4.43 m X 4.13 m  
**RoomLevel7:** Upper Level  
**RoomWidth7:** 3.96

## Location Details

**City:** Innisfil (Alcona) **Province:** Ontario

## Property Details

**SubdivisionName:** Alcona **Levels:** 2  
**Stories:** 2 **FrontageLength:** 48 ft ,4 in



## Property Features

|                              |                                          |
|------------------------------|------------------------------------------|
| <b>Fencing:</b> Fully Fenced | <b>Flooring:</b> Ceramic,Hardwood        |
| <b>Heating:</b> Forced air   | <b>HeatingFuel:</b> Natural gas          |
| <b>CoolingYN:</b> True       | <b>Cooling:</b> Central air conditioning |
| <b>ParkingTotal:</b> 6       | <b>OpenParkingYN:</b> False              |
| <b>GarageYN:</b> True        | <b>AttachedGarageYN:</b> False           |
| <b>CarportYN:</b> False      | <b>FireplacesTotal:</b> 1                |
| <b>PoolYN:</b> False         | <b>ViewYN:</b> True                      |
| <b>View:</b> View            | <b>WaterfrontYN:</b> False               |
| <b>Sewer:</b> Sanitary sewer |                                          |

## Courtesy of

|                                                     |                          |
|-----------------------------------------------------|--------------------------|
| <b>OfficeName:</b> FARIS TEAM REAL ESTATE BROKERAGE | <b>Office ID:</b> 282796 |
| <b>ListAOR:</b> Toronto Regional Real Estate Board  |                          |

## Building Details

|                              |                            |
|------------------------------|----------------------------|
| <b>ParkingTotal:</b> 6       | <b>Heating:</b> Forced air |
| <b>Sewer:</b> Sanitary sewer |                            |

## Amenities & Features

|                                 |                                          |
|---------------------------------|------------------------------------------|
| <b>Waterfront available:</b> No | <b>OpenParkingYN:</b> No                 |
| <b>AttachedGarageYN:</b> No     | <b>GarageYN:</b> Yes                     |
| <b>CarportYN:</b> No            | <b>PoolYN:</b> No                        |
| <b>CoolingYN:</b> Yes           | <b>Cooling:</b> Central air conditioning |
| <b>Total Fireplaces:</b> 1      |                                          |

