

163 EMMS DR, BARRIE, ON L4N 9N7, CANADA

<https://www.gtarealestates.com>

Welcome to 163 Emms Drive, a beautifully maintained all brick raised bungalow set on an exceptional premium lot backing directly onto the Ardagh Bluffs (one of Barrie's most cherished natural areas, offering extensive walking trails through protected forest, wetlands, and rolling terrain that create a peaceful escape right within the City) offering an incredibly private...

\$850,000

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



Rooms & Units Descr

RoomType1: Bedroom 3
RoomLength1: 3.66
RoomDimensions1: 3.66 m X 3.66 m
RoomLevel2: Lower level
RoomWidth2: 3.93
RoomType3: Recreational, Games room
RoomLength3: 6
RoomDimensions3: 6 m X 8.23 m
RoomLevel4: Lower level
RoomWidth4: 3.44
RoomType5: Living room
RoomLength5: 3.26
RoomDimensions5: 3.26 m X 5.91 m
RoomLevel6: Main level
RoomWidth6: 4.21
RoomType7: Primary Bedroom
RoomLength7: 3.33
RoomDimensions7: 3.33 m X 6.49 m
RoomLevel8: Main level
RoomWidth8: 4.24

RoomLevel1: Lower level
RoomWidth1: 3.66
RoomType2: Bedroom 4
RoomLength2: 3.14
RoomDimensions2: 3.14 m X 3.93 m
RoomLevel3: Lower level
RoomWidth3: 8.23
RoomType4: Office
RoomLength4: 2.8
RoomDimensions4: 2.8 m X 3.44 m
RoomLevel5: Main level
RoomWidth5: 5.91
RoomType6: Kitchen
RoomLength6: 3.93
RoomDimensions6: 3.93 m X 4.21 m
RoomLevel7: Main level
RoomWidth7: 6.49
RoomType8: Bedroom 2
RoomLength8: 3.35
RoomDimensions8: 3.35 m X 4.24 m

Location Details

City: Barrie (Holly) **Province:** Ontario

Property Details



SubdivisionName: Holly
Levels: 1
FrontageLength: 54 ft ,2 in

ArchitecturalStyle: Raised bungalow
Stories: 1

Property Features

LotFeatures: Landscaped
Fencing: Fully Fenced,Fenced yard
HeatingFuel: Natural gas
Cooling: Central air conditioning
OpenParkingYN: False
AttachedGarageYN: True
FireplacesTotal: 1
ViewYN: False
Sewer: Sanitary sewer

CommunityFeatures: Community Centre
Heating: Forced air
CoolingYN: True
ParkingTotal: 4
GarageYN: True
CarportYN: False
PoolYN: False
WaterfrontYN: False

Courtesy of

OfficeName: ROYAL LEPAGE FIRST CONTACT REALTY
Office ID: 282810
ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 4
Heating: Forced air
ArchitecturalStyle: Raised bungalow
Sewer: Sanitary sewer

Amenities & Features



Waterfront available: No
AttachedGarageYN: Yes
CarportYN: No
CoolingYN: Yes
Cooling: Central air conditioning

OpenParkingYN: No
GarageYN: Yes
PoolYN: No
CommunityFeatures: Community Centre
Total Fireplaces: 1

