

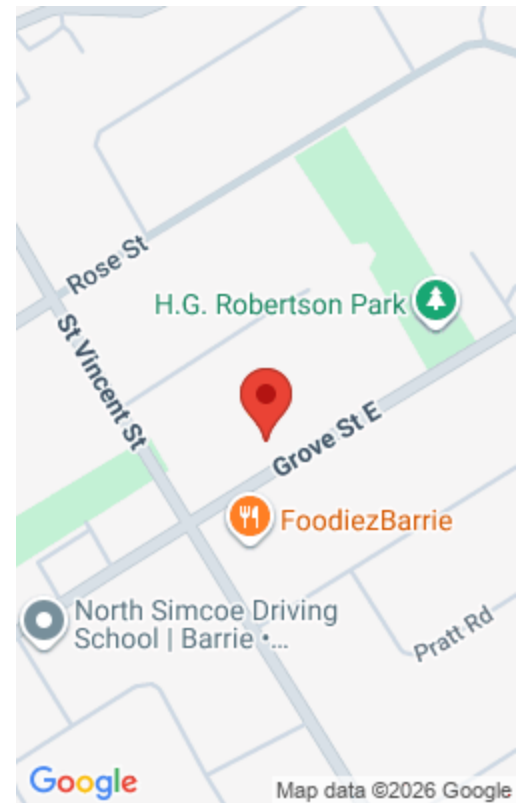
## 212 GROVE ST E, BARRIE, ON L4M 2P9, CANADA

<https://www.gtarealestates.com>

Top 5 Reasons You Will Love This Home: 1) Income potential is a standout feature, with a separate side entrance offering an excellent opportunity to create a basement apartment, ideal for first-time buyers looking to offset their mortgage or investors seeking additional rental income 2) Set on a generous lot in an area that permits...

**\$629,900**

- 3 beds
- 1 bath
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Recreational, Games room  
**RoomLength1:** 6.94  
**RoomDimensions1:** 6.94 m X 3.79 m  
**RoomLevel2:** Basement  
**RoomWidth2:** 2.24  
**RoomType3:** Kitchen  
**RoomLength3:** 5.12  
**RoomDimensions3:** 5.12 m X 3.27 m  
**RoomLevel4:** Main level  
**RoomWidth4:** 4.55  
**RoomType5:** Bedroom  
**RoomLength5:** 4.14  
**RoomDimensions5:** 4.14 m X 2.96 m  
**RoomLevel6:** Main level  
**RoomWidth6:** 2.76  
**RoomType7:** Bedroom  
**RoomLength7:** 3.26  
**RoomDimensions7:** 3.26 m X 3.03 m

**RoomLevel1:** Basement  
**RoomWidth1:** 3.79  
**RoomType2:** Laundry room  
**RoomLength2:** 3.3  
**RoomDimensions2:** 3.3 m X 2.24 m  
**RoomLevel3:** Main level  
**RoomWidth3:** 3.27  
**RoomType4:** Family room  
**RoomLength4:** 5.98  
**RoomDimensions4:** 5.98 m X 4.55 m  
**RoomLevel5:** Main level  
**RoomWidth5:** 2.96  
**RoomType6:** Bedroom  
**RoomLength6:** 3.72  
**RoomDimensions6:** 3.72 m X 2.76 m  
**RoomLevel7:** Main level  
**RoomWidth7:** 3.03

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## Location Details

**City:** Barrie (Wellington)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Wellington  
**Levels:** 1  
**FrontageLength:** 57 ft ,6 in

**ArchitecturalStyle:** Bungalow  
**Stories:** 1



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## Property Features

**Flooring:** Vinyl,Hardwood

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 4

**GarageYN:** False

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** FARIS TEAM REAL ESTATE BROKERAGE

**Office ID:** 282796

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 4

**ArchitecturalStyle:** Bungalow

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** No

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

