

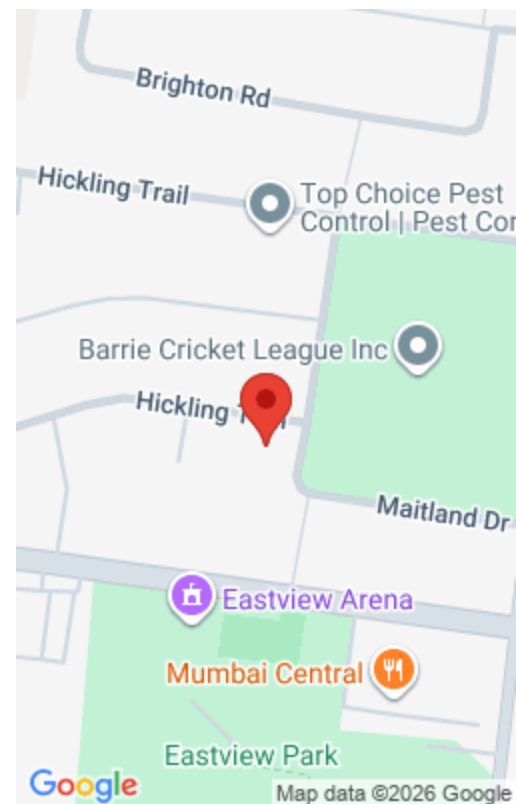
### 3 HICKLING TRAIL, BARRIE, ON L4M 5V7, CANADA

<https://www.gtarealestates.com>

Attention Investors and Multi-Generational Families! Fully licensed with the City of Barrie, this impressive 7-bedroom, 2,584 sq. ft. finished detached legal duplex presents a true turnkey opportunity with positive cash flow from day one. The property has consistently experienced strong rental demand and high occupancy under current ownership, making it a dependable income-generating asset. Ideally situated...

**\$744,900**

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



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## Rooms & Units Descr



**RoomType1:** Bedroom 5  
**RoomLength1:** 3.91  
**RoomDimensions1:** 3.91 m X 4.45 m  
**RoomLevel2:** Lower level  
**RoomWidth2:** 3.51  
**RoomType3:** Bathroom  
**RoomDimensions3:** Measurements not available  
**RoomLevel4:** Lower level  
**RoomWidth4:** 3.28  
**RoomType5:** Kitchen  
**RoomLength5:** 4.57  
**RoomDimensions5:** 4.57 m X 2.74 m  
**RoomLevel6:** Lower level  
**RoomWidth6:** 4.85  
**RoomType7:** Kitchen  
**RoomLength7:** 3.99  
**RoomDimensions7:** 3.99 m X 3.91 m  
**RoomLevel8:** Main level  
**RoomWidth8:** 2.62  
**RoomType9:** Bathroom  
**RoomDimensions9:** Measurements not available  
**RoomLevel10:** Main level  
**RoomWidth10:** 3.66  
**RoomType11:** Bedroom 2  
**RoomLength11:** 2.77  
**RoomDimensions11:** 2.77 m X 3.1 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 3.38  
**RoomType13:** Dining room  
**RoomLength13:** 3.73  
**RoomDimensions13:** 3.73 m X 2.62 m  
**RoomLevel14:** Ground level  
**RoomWidth14:** 3.35

**RoomLevel1:** Lower level  
**RoomWidth1:** 4.45  
**RoomType2:** Bedroom 5  
**RoomLength2:** 4.7  
**RoomDimensions2:** 4.7 m X 3.51 m  
**RoomLevel3:** Lower level  
**RoomType4:** Living room  
**RoomLength4:** 4.6  
**RoomDimensions4:** 4.6 m X 3.28 m  
**RoomLevel5:** Lower level  
**RoomWidth5:** 2.74  
**RoomType6:** Bedroom 5  
**RoomLength6:** 3.4  
**RoomDimensions6:** 3.4 m X 4.85 m  
**RoomLevel7:** Main level  
**RoomWidth7:** 3.91  
**RoomType8:** Living room  
**RoomLength8:** 3.96  
**RoomDimensions8:** 3.96 m X 2.62 m  
**RoomLevel9:** Main level  
**RoomType10:** Bedroom  
**RoomLength10:** 4.17  
**RoomDimensions10:** 4.17 m X 3.66 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 3.1  
**RoomType12:** Bedroom 3  
**RoomLength12:** 3.86  
**RoomDimensions12:** 3.86 m X 3.38 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 2.62  
**RoomType14:** Bedroom 4  
**RoomLength14:** 4.57  
**RoomDimensions14:** 4.57 m X 3.35 m



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## Location Details

**City:** Barrie (Grove East)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Grove East

**Levels:** 1

**FrontageLength:** 39 ft ,4 in

**ArchitecturalStyle:** Bungalow

**Stories:** 1

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## Property Features

**Fencing:** Fenced yard

**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:** RE/MAX EXCELLENCE REAL ESTATE

**Office ID:** 294997

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 4

**Heating:** Forced air

**ArchitecturalStyle:** Bungalow

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Central air conditioning

