

## 32 CRESTLYNN CRESCENT, SIMCOE, ON N3Y 4V8, CANADA

<https://www.gtarealestates.com>

5 REASONS YOU WILL LOVE THIS HOME! (1) BACKYARD ENTERTAINER'S DREAM - Situated on an impressive 0.35-acre lot, this property offers the ultimate outdoor retreat featuring an inground pool, multiple patio areas, gazebo, playground, and plenty of space to relax, entertain, and enjoy summer living. (2) BEAUTIFULLY DESIGNED LAYOUT - This well-maintained home offers spacious...

**\$715,000**

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



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### Rooms & Units Descr



**RoomType1:** Recreational, Games room  
**RoomLength1:** 5.93  
**RoomDimensions1:** 5.93 m X 3.91 m  
**RoomLevel2:** Lower level  
**RoomWidth2:** 3.39  
**RoomType3:** Bathroom  
**RoomLength3:** 2.3  
**RoomDimensions3:** 2.3 m X 1.5 m  
**RoomLevel4:** Lower level  
**RoomWidth4:** 2.75  
**RoomType5:** Furnace  
**RoomLength5:** 3.29  
**RoomDimensions5:** 3.29 m X 3.2 m  
**RoomLevel6:** Lower level  
**RoomWidth6:** 4.02  
**RoomType7:** Living room  
**RoomLength7:** 7.8  
**RoomDimensions7:** 7.8 m X 3.95 m  
**RoomLevel8:** Upper Level  
**RoomWidth8:** 2.96  
**RoomType9:** Kitchen  
**RoomLength9:** 4.35  
**RoomDimensions9:** 4.35 m X 3.45 m  
**RoomLevel10:** Upper Level  
**RoomWidth10:** 3.45  
**RoomType11:** Bedroom 2  
**RoomLength11:** 3.94  
**RoomDimensions11:** 3.94 m X 2.99 m  
**RoomLevel12:** Upper Level  
**RoomWidth12:** 2.91  
**RoomType13:** Bathroom  
**RoomLength13:** 2.8  
**RoomDimensions13:** 2.8 m X 1.7 m  
**RoomLevel14:** Upper Level  
**RoomWidth14:** 2.18  
**RoomType15:** Foyer  
**RoomLength15:** 3.36  
**RoomDimensions15:** 3.36 m X 2.57 m

**RoomLevel1:** Lower level  
**RoomWidth1:** 3.91  
**RoomType2:** Bedroom 4  
**RoomLength2:** 4.34  
**RoomDimensions2:** 4.34 m X 3.39 m  
**RoomLevel3:** Lower level  
**RoomWidth3:** 1.5  
**RoomType4:** Laundry room  
**RoomLength4:** 3.39  
**RoomDimensions4:** 3.39 m X 2.75 m  
**RoomLevel5:** Lower level  
**RoomWidth5:** 3.2  
**RoomType6:** Family room  
**RoomLength6:** 6.76  
**RoomDimensions6:** 6.76 m X 4.02 m  
**RoomLevel7:** Upper Level  
**RoomWidth7:** 3.95  
**RoomType8:** Dining room  
**RoomLength8:** 3.55  
**RoomDimensions8:** 3.55 m X 2.96 m  
**RoomLevel9:** Upper Level  
**RoomWidth9:** 3.45  
**RoomType10:** Primary Bedroom  
**RoomLength10:** 4.23  
**RoomDimensions10:** 4.23 m X 3.45 m  
**RoomLevel11:** Upper Level  
**RoomWidth11:** 2.99  
**RoomType12:** Bedroom 3  
**RoomLength12:** 2.92  
**RoomDimensions12:** 2.92 m X 2.91 m  
**RoomLevel13:** Upper Level  
**RoomWidth13:** 1.7  
**RoomType14:** Bathroom  
**RoomLength14:** 2.46  
**RoomDimensions14:** 2.46 m X 2.18 m  
**RoomLevel15:** In between  
**RoomWidth15:** 2.57



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## Location Details

**City:** Norfolk (Simcoe) **Province:** Ontario

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## Property Details

**SubdivisionName:** Simcoe **FrontageLength:** 42 ft ,4 in

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## Property Features

|                                          |                             |
|------------------------------------------|-----------------------------|
| <b>LotFeatures:</b> Landscaped           | <b>Fencing:</b> Fenced yard |
| <b>Flooring:</b> Hardwood,Laminate,Tile  | <b>Heating:</b> Forced air  |
| <b>HeatingFuel:</b> Natural gas          | <b>CoolingYN:</b> True      |
| <b>Cooling:</b> Central air conditioning | <b>ParkingTotal:</b> 5      |
| <b>OpenParkingYN:</b> False              | <b>GarageYN:</b> True       |
| <b>AttachedGarageYN:</b> True            | <b>CarportYN:</b> False     |
| <b>FireplacesTotal:</b> 1                | <b>PoolYN:</b> True         |
| <b>ViewYN:</b> False                     | <b>WaterfrontYN:</b> False  |
| <b>Sewer:</b> Sanitary sewer             |                             |

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## Courtesy of

|                                                    |                          |
|----------------------------------------------------|--------------------------|
| <b>OfficeName:</b> RE/MAX EXPERTS                  | <b>Office ID:</b> 290743 |
| <b>ListAOR:</b> Toronto Regional Real Estate Board |                          |

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## Building Details

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|------------------------------|----------------------------|
| <b>ParkingTotal:</b> 5       | <b>Heating:</b> Forced air |
| <b>Sewer:</b> Sanitary sewer |                            |





# Amenities & Features

**Waterfront available:** No  
**AttachedGarageYN:** Yes  
**CarportYN:** No  
**CoolingYN:** Yes  
**Total Fireplaces:** 1

**OpenParkingYN:** No  
**GarageYN:** Yes  
**PoolYN:** Yes  
**Cooling:** Central air conditioning

