

## 35 GOLDEN EAGLE WAY, BARRIE, ON L4M 6P6, CANADA

<https://www.gtarealestates.com>

BEAUTIFULLY MAINTAINED 3-BEDROOM HOME WITH MODERN UPDATES, A VERSATILE FINISHED BASEMENT, & A PRIVATE BACKYARD BACKING ONTO PEACEFUL GREEN SPACE! Beautifully set in Barrie's north end, this captivating bungalow is positioned in a quiet, family-friendly enclave where the home itself backs directly onto a school field and local park, creating a private backdrop of mature...

**\$720,000**

- 3 beds
- 2 baths
- Single Family
- Single Family
- 700 - 1100 sq ft



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## Rooms & Units Descr

**RoomType1:** Recreational, Games room

**RoomLength1:** 5.06

**RoomDimensions1:** 5.06 m X 7.73 m

**RoomLevel2:** Basement

**RoomWidth2:** 3.98

**RoomType3:** Foyer

**RoomLength3:** 1.92

**RoomDimensions3:** 1.92 m X 4.04 m

**RoomLevel4:** Main level

**RoomWidth4:** 4.28

**RoomType5:** Dining room

**RoomLength5:** 3.7

**RoomDimensions5:** 3.7 m X 2.93 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.8

**RoomType7:** Primary Bedroom

**RoomLength7:** 3.14

**RoomDimensions7:** 3.14 m X 4.26 m

**RoomLevel8:** Main level

**RoomWidth8:** 3

**RoomLevel1:** Basement

**RoomWidth1:** 7.73

**RoomType2:** Bedroom 3

**RoomLength2:** 3.61

**RoomDimensions2:** 3.61 m X 3.98 m

**RoomLevel3:** Main level

**RoomWidth3:** 4.04

**RoomType4:** Kitchen

**RoomLength4:** 4.03

**RoomDimensions4:** 4.03 m X 4.28 m

**RoomLevel5:** Main level

**RoomWidth5:** 2.93

**RoomType6:** Living room

**RoomLength6:** 3.7

**RoomDimensions6:** 3.7 m X 3.8 m

**RoomLevel7:** Main level

**RoomWidth7:** 4.26

**RoomType8:** Bedroom 2

**RoomLength8:** 3.15

**RoomDimensions8:** 3.15 m X 3 m

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## Location Details

**City:** Barrie (Little Lake)

**Province:** Ontario

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## Property Details



**SubdivisionName:** Little Lake

**Levels:** 1

**FrontageLength:** 49 ft ,2 in

**ArchitecturalStyle:** Bungalow

**Stories:** 1

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## Property Features

**LotFeatures:** Landscaped

**Flooring:** Tile

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**FireplacesTotal:** 1

**ViewYN:** False

**Sewer:** Sanitary sewer

**Fencing:** Fully Fenced

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 3

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Courtesy of

**OfficeName:** RE/MAX HALLMARK PEGGY HILL GROUP REALTY

**Office ID:** 284841

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 3

**ArchitecturalStyle:** Bungalow

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

