

## 37 FALLING BROOK DR, BARRIE, ON L4N 7E9, CANADA

<https://www.gtarealestates.com>

Quiet court location in one of Barrie's best and most desirable neighbourhoods. This amazing, all-brick, updated/renovated, family home boasts over 4,700 sq ft of finished living space, and is just moments from the Go Station, top-rated schools, scenic walking trails, and the local beaches. Mature, corner lot with a parklike setting, no sidewalk on this...

**\$1,149,900**

- 4 beds
- 4 baths
- Single Family
- Single Family
- 3000 - 3500 sq ft



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## Rooms & Units Descr



**RoomType1:** Bedroom 4  
**RoomLength1:** 3.71  
**RoomDimensions1:** 3.71 m X 3.07 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 2.97  
**RoomType3:** Primary Bedroom  
**RoomLength3:** 6.55  
**RoomDimensions3:** 6.55 m X 4.9 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 3.51  
**RoomType5:** Bedroom 3  
**RoomLength5:** 3.63  
**RoomDimensions5:** 3.63 m X 3.28 m  
**RoomLevel6:** Basement  
**RoomWidth6:** 12.5  
**RoomType7:** Exercise room  
**RoomLength7:** 7.32  
**RoomDimensions7:** 7.32 m X 3.51 m  
**RoomLevel8:** Basement  
**RoomWidth8:** 5.99  
**RoomType9:** Living room  
**RoomLength9:** 3.73  
**RoomDimensions9:** 3.73 m X 5.41 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 3.68  
**RoomType11:** Kitchen  
**RoomLength11:** 3.28  
**RoomDimensions11:** 3.28 m X 3.81 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 5.11  
**RoomType13:** Family room  
**RoomLength13:** 5.41  
**RoomDimensions13:** 5.41 m X 3.58 m  
**RoomLevel14:** Main level  
**RoomWidth14:** 3.07  
**RoomType15:** Mud room  
**RoomLength15:** 2.28  
**RoomDimensions15:** 2.28 m X 1.93 m

**RoomLevel1:** Second level  
**RoomWidth1:** 3.07  
**RoomType2:** Laundry room  
**RoomLength2:** 3.73  
**RoomDimensions2:** 3.73 m X 2.97 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 4.9  
**RoomType4:** Bedroom 2  
**RoomLength4:** 4.52  
**RoomDimensions4:** 4.52 m X 3.51 m  
**RoomLevel5:** Second level  
**RoomWidth5:** 3.28  
**RoomType6:** Recreational, Games room  
**RoomLength6:** 7.01  
**RoomDimensions6:** 7.01 m X 12.5 m  
**RoomLevel7:** Basement  
**RoomWidth7:** 3.51  
**RoomType8:** Utility room  
**RoomLength8:** 4.88  
**RoomDimensions8:** 4.88 m X 5.99 m  
**RoomLevel9:** Main level  
**RoomWidth9:** 5.41  
**RoomType10:** Dining room  
**RoomLength10:** 4.5  
**RoomDimensions10:** 4.5 m X 3.68 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 3.81  
**RoomType12:** Eating area  
**RoomLength12:** 3.05  
**RoomDimensions12:** 3.05 m X 5.11 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 3.58  
**RoomType14:** Den  
**RoomLength14:** 3.73  
**RoomDimensions14:** 3.73 m X 3.07 m  
**RoomLevel15:** Main level  
**RoomWidth15:** 1.93



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## Location Details

**City:** Barrie (Bayshore)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Bayshore

**Stories:** 2

**Levels:** 2

**FrontageLength:** 57 ft ,1 in

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## Property Features

**Flooring:** Hardwood,Tile

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**FireplacesTotal:** 1

**ViewYN:** False

**Sewer:** Sanitary sewer

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 6

**GarageYN:** True

**CarportYN:** False

**PoolYN:** True

**WaterfrontYN:** False

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## Courtesy of

**OfficeName:** COLDWELL BANKER THE REAL ESTATE CENTRE

**Office ID:** 294132

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 6

**Sewer:** Sanitary sewer

**Heating:** Forced air



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** Yes

**Cooling:** Central air conditioning

