

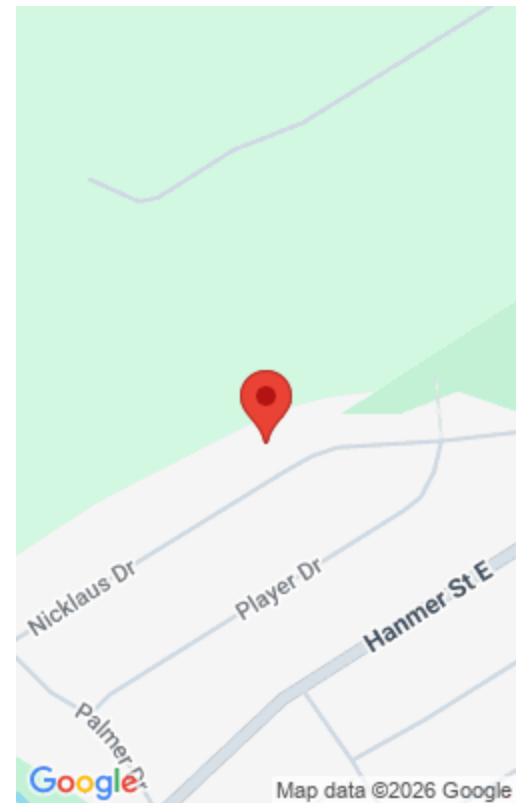
44 NICKLAUS DR, BARRIE, ON L4M 6W5, CANADA

<https://www.gtarealestates.com>

BRIGHT, OPEN LIVING SPACES WITH EXCELLENT IN-LAW SUITE POTENTIAL & NATURE AT YOUR BACK DOOR! Tucked away on a sought-after North Barrie street backing onto an expansive forest, this timeless all-brick Gregor home invites you to enjoy privacy, nature, and convenience in one exceptional setting. Imagine mornings on the back deck surrounded by towering trees...

\$949,900

- 5 beds
- 3 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



Rooms & Units Descr



RoomType1: Recreational, Games room

RoomLength1: 8.71

RoomDimensions1: 8.71 m X 4.55 m

RoomLevel2: Basement

RoomWidth2: 3.38

RoomType3: Bedroom 4

RoomLength3: 3.8

RoomDimensions3: 3.8 m X 4.46 m

RoomLevel4: Basement

RoomWidth4: 3.13

RoomType5: Laundry room

RoomLength5: 2.39

RoomDimensions5: 2.39 m X 4.06 m

RoomLevel6: Basement

RoomWidth6: 4.24

RoomType7: Foyer

RoomLength7: 2.01

RoomDimensions7: 2.01 m X 1.54 m

RoomLevel8: Main level

RoomWidth8: 3.4

RoomType9: Eating area

RoomLength9: 3.39

RoomDimensions9: 3.39 m X 2.08 m

RoomLevel10: Main level

RoomWidth10: 3

RoomType11: Living room

RoomLength11: 3.24

RoomDimensions11: 3.24 m X 4.66 m

RoomLevel12: Main level

RoomWidth12: 5

RoomType13: Primary Bedroom

RoomLength13: 4.58

RoomDimensions13: 4.58 m X 4.57 m

RoomLevel14: Main level

RoomWidth14: 4.19

RoomType15: Laundry room

RoomLength15: 2.17

RoomDimensions15: 2.17 m X 2.43 m

RoomLevel1: Basement

RoomWidth1: 4.55

RoomType2: Bedroom 3

RoomLength2: 3.49

RoomDimensions2: 3.49 m X 3.38 m

RoomLevel3: Basement

RoomWidth3: 4.46

RoomType4: Bedroom 5

RoomLength4: 4.04

RoomDimensions4: 4.04 m X 3.13 m

RoomLevel5: Basement

RoomWidth5: 4.06

RoomType6: Kitchen

RoomLength6: 2.67

RoomDimensions6: 2.67 m X 4.24 m

RoomLevel7: Main level

RoomWidth7: 1.54

RoomType8: Kitchen

RoomLength8: 3.39

RoomDimensions8: 3.39 m X 3.4 m

RoomLevel9: Main level

RoomWidth9: 2.08

RoomType10: Dining room

RoomLength10: 3.35

RoomDimensions10: 3.35 m X 3 m

RoomLevel11: Main level

RoomWidth11: 4.66

RoomType12: Family room

RoomLength12: 3.4

RoomDimensions12: 3.4 m X 5 m

RoomLevel13: Main level

RoomWidth13: 4.57

RoomType14: Bedroom 2

RoomLength14: 3.53

RoomDimensions14: 3.53 m X 4.19 m

RoomLevel15: Main level

RoomWidth15: 2.43



Location Details

City: Barrie (East Bayfield)

Province: Ontario

Property Details

SubdivisionName: East Bayfield

Levels: 1

FrontageLength: 49 ft ,2 in

ArchitecturalStyle: Bungalow

Stories: 1

Property Features

CommunityFeatures: School Bus

HeatingFuel: Natural gas

Cooling: Central air conditioning

OpenParkingYN: False

AttachedGarageYN: True

FireplacesTotal: 2

ViewYN: False

Sewer: Sanitary sewer

Heating: Forced air

CoolingYN: True

ParkingTotal: 4

GarageYN: True

CarportYN: False

PoolYN: False

WaterfrontYN: False

Courtesy of

OfficeName: RE/MAX HALLMARK PEGGY HILL GROUP REALTY

Office ID: 284841

ListAOR: Toronto Regional Real Estate Board

Building Details



ParkingTotal: 4

ArchitecturalStyle: Bungalow

Heating: Forced air

Sewer: Sanitary sewer

Amenities & Features

Waterfront available: No

OpenParkingYN: No

AttachedGarageYN: Yes

GarageYN: Yes

CarportYN: No

PoolYN: No

CoolingYN: Yes

CommunityFeatures: School Bus

Cooling: Central air conditioning

Total Fireplaces: 2

