



**\$955,000**

**52 DURHAM AVE, BARRIE, ON L9J 0W7, CANADA**

<https://www.gtarealestates.com>

2024-BUILT FAMILY HOME ON A WEST-FACING CORNER LOT WITH OVER 2,400 SQ FT & ROOM TO GROW! More than 2,400 square feet above grade, a west-facing corner lot, and a newer build in a master-planned Barrie neighbourhood set the stage for a home that feels spacious, bright, and ready for real life. A bright front...

- 4 beds
- 3 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft



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## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 4.15

**RoomDimensions1:** 4.15 m X 4.99 m

**RoomLevel2:** Second level

**RoomWidth2:** 3.37

**RoomType3:** Bedroom 3

**RoomLength3:** 3.69

**RoomDimensions3:** 3.69 m X 5.65 m

**RoomLevel4:** Second level

**RoomWidth4:** 4.66

**RoomType5:** Foyer

**RoomLength5:** 2.25

**RoomDimensions5:** 2.25 m X 2.62 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.42

**RoomType7:** Eating area

**RoomLength7:** 3.69

**RoomDimensions7:** 3.69 m X 2.78 m

**RoomLevel8:** Main level

**RoomWidth8:** 4.12

**RoomType9:** Living room

**RoomLength9:** 3.74

**RoomDimensions9:** 3.74 m X 5.23 m

**RoomLevel10:** Main level

**RoomWidth10:** 1.68

**RoomLevel1:** Second level

**RoomWidth1:** 4.99

**RoomType2:** Bedroom 2

**RoomLength2:** 3.45

**RoomDimensions2:** 3.45 m X 3.37 m

**RoomLevel3:** Second level

**RoomWidth3:** 5.65

**RoomType4:** Bedroom 4

**RoomLength4:** 3.79

**RoomDimensions4:** 3.79 m X 4.66 m

**RoomLevel5:** Main level

**RoomWidth5:** 2.62

**RoomType6:** Kitchen

**RoomLength6:** 3.69

**RoomDimensions6:** 3.69 m X 3.42 m

**RoomLevel7:** Main level

**RoomWidth7:** 2.78

**RoomType8:** Dining room

**RoomLength8:** 4.85

**RoomDimensions8:** 4.85 m X 4.12 m

**RoomLevel9:** Main level

**RoomWidth9:** 5.23

**RoomType10:** Laundry room

**RoomLength10:** 2.01

**RoomDimensions10:** 2.01 m X 1.68 m

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## Location Details

**City:** Barrie

**Province:** Ontario



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## Property Details

**SubdivisionName:** Rural Barrie Southeast

**Levels:** 2

**Stories:** 2

**FrontageLength:** 33 ft ,10 in

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## Property Features

**Fencing:** Partially fenced

**Flooring:** Tile

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning,Air exchanger

**ParkingTotal:** 4

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** True

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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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:** 4

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features



**Waterfront available:** No **OpenParkingYN:** No

**AttachedGarageYN:** Yes **GarageYN:** Yes

**CarportYN:** No **PoolYN:** No

**CoolingYN:** Yes **Cooling:** Central air conditioning, Air exchanger

