

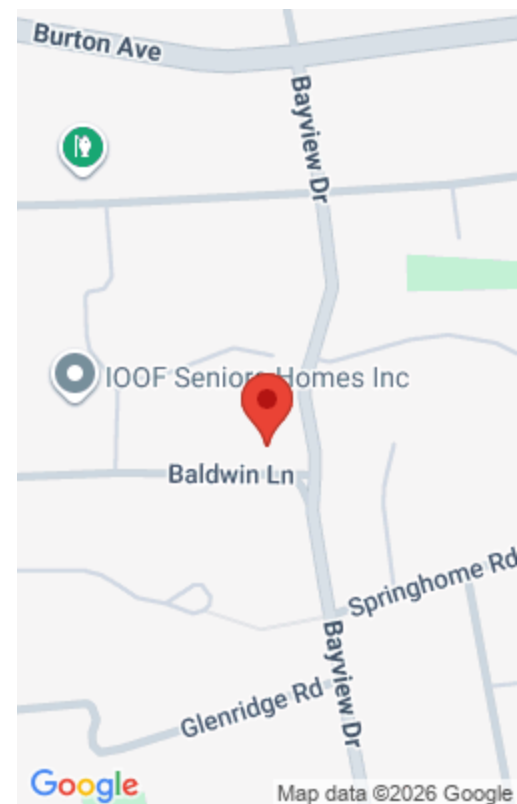
## 74 BALDWIN LN, BARRIE, ON L4N 2W3, CANADA

<https://www.gtarealestates.com>

Welcome to this well-maintained 4-level side split in a sought-after neighbourhood close to schools, shopping, recreation facilities, and just minutes from the water. Bright and versatile, this home offers 4 bedrooms, 2 full bathrooms, and multiple living spaces designed for comfortable family living. The main levels feature spacious principal rooms, plenty of natural light, and...

**\$629,900**

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



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## Rooms & Units Descr

**RoomType1:** Bedroom 4

**RoomLength1:** 5.12

**RoomDimensions1:** 5.12 m X 3.53 m

**RoomLevel2:** Basement

**RoomWidth2:** 2.8

**RoomType3:** Kitchen

**RoomLength3:** 2.78

**RoomDimensions3:** 2.78 m X 2.78 m

**RoomLevel4:** Lower level

**RoomWidth4:** 3.83

**RoomType5:** Laundry room

**RoomLength5:** 2.5

**RoomDimensions5:** 2.5 m X 1.5 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.91

**RoomType7:** Kitchen

**RoomLength7:** 6.4

**RoomDimensions7:** 6.4 m X 3.66 m

**RoomLevel8:** Upper Level

**RoomWidth8:** 3.08

**RoomType9:** Bedroom 2

**RoomLength9:** 3.36

**RoomDimensions9:** 3.36 m X 3.08 m

**RoomLevel10:** Upper Level

**RoomWidth10:** 2.91

**RoomLevel1:** Basement

**RoomWidth1:** 3.53

**RoomType2:** Other

**RoomLength2:** 2.95

**RoomDimensions2:** 2.95 m X 2.8 m

**RoomLevel3:** Lower level

**RoomWidth3:** 2.78

**RoomType4:** Recreational, Games room

**RoomLength4:** 5.93

**RoomDimensions4:** 5.93 m X 3.83 m

**RoomLevel5:** Lower level

**RoomWidth5:** 1.5

**RoomType6:** Kitchen

**RoomLength6:** 6.04

**RoomDimensions6:** 6.04 m X 3.91 m

**RoomLevel7:** Main level

**RoomWidth7:** 3.66

**RoomType8:** Bedroom

**RoomLength8:** 4.11

**RoomDimensions8:** 4.11 m X 3.08 m

**RoomLevel9:** Upper Level

**RoomWidth9:** 3.08

**RoomType10:** Bedroom 3

**RoomLength10:** 2.95

**RoomDimensions10:** 2.95 m X 2.91 m

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## Location Details

**City:** Barrie (Allandale)

**Province:** Ontario



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## Property Details

**SubdivisionName:** Allandale

**FrontageLength:** 60 ft

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## Property Features

**CommunityFeatures:** Community Centre

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 3

**GarageYN:** False

**CarportYN:** False

**ViewYN:** True

**WaterfrontYN:** False

**Fencing:** Fenced yard

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**View:** City view

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** CENTURY 21 B.J. ROTH REALTY LTD.

**Office ID:** 282817

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 3

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**CommunityFeatures:** Community Centre

