



**18 Valleybrook Rd**  
**Barrie Ontario L9J 0L4**  
 Barrie Rural Barrie Southeast Simcoe  
**SPIS:** N **Pay Freq:** Monthly  
**Lease: \$2,900 For: Lease**  
 Detached **Fronting On:** N **Rms:** 6 + 0  
**Link:** N **Acreage:** **Bedrooms:** 3 + 0  
 2-Storey **Lot:** 10 x 28 Metres **Washrooms:** 3  
**Portion for Lease:** **Irreg:** 1x2xMain, 1x3x2nd, 1x4x2nd  
 Entire Property  
**Portion Lease Comments:** Entire property unfinished bas  
**Prop Mgmt:**  
**Dir/Cross St:** Nottingham Rd and Maplevue Dr. E.  
**Directions:** Nottingham Rd to Valleybrook Rd.

**MLS#:** S12651470 **Contract:** 12/29/2025 **Lse Term:** 1 Year **PIN#:** 580913934  
**Possession Date:** 12/29/2025 **Possession Remarks:** Immediate **Vacant Land Condo:** N

<b>Kitchens:</b> 1 + 0 <b>Fam Rm:</b> N <b>Basement:</b> Full / Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 0-5 <b>Year Built:</b> 2022 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Poured Concrete <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Elev/Lift:</b> N <b>Lndry Acc:</b> None <b>Lndy Lev:</b> Upper <b>Phys Hdp-Eqp:</b>	<b>Exterior:</b> Brick / Vinyl Siding <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private, Private Double <b>Drive Prk Spcs:</b> 2 <b>Tot Pk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Park Cost/Mo:</b> \$0 <b>Parking Inc:</b> Y <b>Pvt Entrance:</b> Y <b>Prop Feat:</b> Fenced Yard, Private Entrance <b>Interior Feat:</b> None	<b>Gas:</b> A <b>Phone:</b> A <b>Cable TV Util:</b> A <b>Cable Inc:</b> <b>Hydro Util:</b> A <b>Hydro Inc:</b> <b>Water:</b> Municipal <b>Water Inc:</b> <b>Water Supply Type:</b> <b>Sewers:</b> Sewers <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Farm/Agr:</b> <b>Furnished:</b> N <b>Waterfront:</b> <b>Retirement:</b> N <b>Accessibility:</b> None <b>Feat:</b> <b>CAC Inc:</b> <b>Heat Inc:</b> <b>Com Elem Inc:</b> <b>All Inclusive:</b> <b>Included In Lease:</b> Parking
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**Topography:** Level

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.99	x 5.74	
2	Powder Rm	Main	5.84	x 5.51	
3	Kitchen	Main	8.43	x 12.17	
4	Breakfast	Main	8.6	x 12.17	
5	Living	Main	16.83	x 12.5	
6	Prim Bdrm	2nd	16.99	x 12.5	
7	2nd Br	2nd	12.34	x 10	
8	3rd Br	2nd	12.4	x 12.4	
9	Bathroom	2nd	7.5	x 8.58	4 Pc Bath
10	Laundry	2nd	6.75	x 5.67	
11	Bathroom	2nd	10.83	x 5.42	3 Pc Ensuite

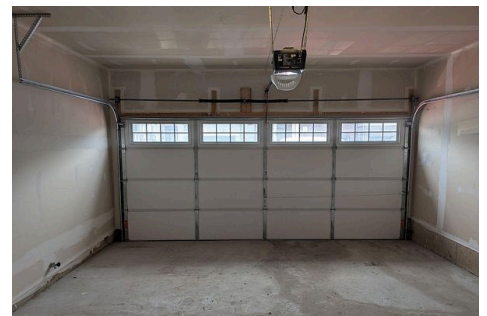
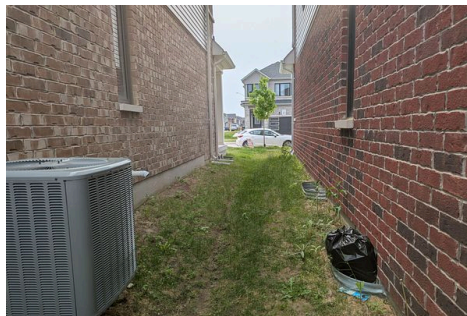
**Client Remks:** Entire hour. Fernbrook 3 bedroom, 1,813 sf home with double garage located in Barrie's south end off Maplevue Dr. E. Close to GO, major transportation routes, schools, and shopping. 9' ceilings on main floor with beautiful hardwood and porcelain floors. Spacious eat-in kitchen with quartz counter and wet island with sitting area. Spacious back yard. Includes use of good quality appliances, and window coverings (blinds). Double garage with garage door opener.

**Listing Contracted With:** RE/MAX HALLMARK CHAY REALTY **Ph:** 705-722-7100



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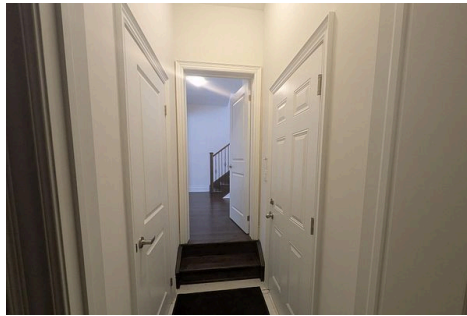
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