



Robin Jones B.Sc, AACI

Broker

Re/Max Chay Realty Inc. Brokerage

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Welcome to 14 Burke Dr., Barrie Stunning 1,551 sq. ft. Renovated Home

Nestled in Beautiful Barrie's North End
Close to Schools, Shopping and quick access to Hwy. 400



Custom Kitchen w/quartz counters complete with appliances, back splash, large pantry, beautiful ceramic floor opens to breakfast nook and sliding door to deck.

Amazing 350 sq. ft. tiered cedar top deck overlooks yard and park with lower level 11' round poured concrete patio.

Gleaming hardwood in the main hallway living room/ dining room combo and family room with wood burning fireplace. Main floor 2 piece washroom.

The 2nd floor includes 3 large bedrooms with a main 4 pc bathroom and the master has a 4 piece ensuite and a walk-in closet.

The basement is unfinished and includes the laundry area.

The garage is an oversized double with extra depth on one bay and two electric door openers.

Meticulously cared for home and garden with stamped concrete path, recently repaved driveway, newer eavestrough, soffit and fascia, shutters and blinds, central vac, vanities and toilets, doors and interior trim, windows (2014), furnace (2012) and a/c. A must see for the buyer seeking a virtually "new" home in the desirable north end neighbourhood.

Property Taxes \$3,606/2018. Lot size: 39.37' x 109.36'

Prepared By: Robin Jones, Broker
RE/MAX Chay Realty Inc. Brokerage
152 Bayfield Street, Unit 200, Barrie ON, L4M 3B5 (705) 722-7100

14 Burke Drive, Barrie L4N 7J3

List Price: \$525,000

MLS#: 30726340
Prop Type: RES

Status: Active
Neighbourhood: BA04 - Sunnidale



Beds: 3 Baths: 2+1
Kitchens: 1
SPIS: No/No
Directions/Cross: Bayfield St N. to Livingston St. W. to Right on Burke Dr.

General Property Information

Type/Style: Detached/2 Storey	Class: Freehold	Age: 16-30 Years/1989	Taxes/Year: \$3,606/2018
Acreage: < 0.5	Apx SF: 1,551	Zoning: Residential	Assess/Year: \$299,750/2019
Possession: Flexible	SqFt Src: Other	Lot Fmt/Dpth: 39.37/109.36 Ft	Fronting on: WEST
Holdover: 180	Waterfront:		
Legal Desc: PCL 166-1 SEC 51M421; LT 166 PL 51M421; S/T LT163218 BARRIE			

Room	Level	Dimensions	Room / Sizes	Room	Level	Dimensions
Living Room/Dining Ro	Main	22'8" x 10'8"		Kitchen	Main	9'0" x 9'0"
Family Room	Main	12'0" x 10'5"		Bathroom	Main	
Master Bedroom	Second	16'6" x 11'3"		Ensuite	Second	9'0" x 6'0"
Bedroom	Second	9'10" x 14'1"		Bedroom	Second	9'6" x 9'10"
Bathroom	Second	9'0" x 6'0"		Laundry Room	Basement	
Breakfast	Main	9'0" x 11'9"				

Basement: Full / Unfinished	Details	Sewer: Sewer (Municipal)
Garage: 2.0 / Attached	Heating: Forced Air	Fireplace: Wood
Driveway: 2.0 / Private Double Wide / Asphalt	Fuel Type: Gas	
#/Parking Type: 4.0		
Construction: Brick, Vinyl Siding		
Wtr Supply:		
Features: Backs onto Greenspace, Central Vacuum, Water Softener		
Exclusions:		
Inclusions: Newer fridge, stove, microwave, dishwasher. Washer and dryer, water softener, window coverings, hot water tank, central vacuum.		