

	<p>151 Shanty Bay Rd List: \$1,990,000 For: Sale</p> <p>Barrie Ontario L4M 1E1</p> <p>Barrie North Shore Simcoe</p> <p>SPIS: N Taxes: \$17,595.00 / 2016 DOM: 302</p>
	<p>Detached Front On: S Rms: 10</p> <p>Bungalow Acre: .50-1.99 Bedrooms: 5</p> <p style="text-align: right;">Washrooms: 4</p> <p style="text-align: right;">1x4xMain, 1x5xMain, 1x4xLower, 1x3xLower</p> <p>Lot: 31.2 x 111.6 Metres Irreg: See Survey Attached. Road Frontage = 75'</p> <p>Dir/Cross St: Shanty Bay Rd & Penetanguishen</p>

MLS#: X3621028 **Contract Date: 10/02/2016** **Possession: Tba** **PIN#: 588520021**

<p>Kitchens: 2</p> <p>Fam Rm: Y</p> <p>Basement: Fin W/O / Full</p> <p>Fireplace/Stv: Y</p> <p>Heat: Forced Air / Gas</p> <p>A/C: Central Air</p> <p>Central Vac: Y</p> <p>Apx Age: 16-30</p> <p>Apx Sqft: 2000-2500</p> <p>Assessment: 1315000 / 2016</p> <p>POTL:</p> <p>POTL Mo Fee:</p> <p>Elevator/Lift:</p> <p>Laundry Lev: Main</p> <p>Phys Hdcap-Eqp:</p>	<p>Exterior: Stone / Wood</p> <p>Drive: Private</p> <p>Gar/Gar Spcs: Attached / 2.0</p> <p>Drive Park Spcs: 6</p> <p>Tot Prk Spcs: 8</p> <p>UFFI: No</p> <p>Pool: None</p> <p>Energy Cert:</p> <p>Cert Level:</p> <p>GreenPIS:</p> <p>Prop Feat: Golf, Public Transit, Skiing, Waterfront</p>	<p>Zoning: Res</p> <p>Cable TV: Y</p> <p>Hydro: Y</p> <p>Gas: Y</p> <p>Phone: Y</p> <p>Water: Municipal</p> <p>Water Supply:</p> <p>Sewer: Sewers</p> <p>Spec Desig: Accessibility, Unknown</p> <p>Farm/Agr:</p> <p>Waterfront: Direct</p> <p>Retirement: N</p> <p>Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Great Rm	Main	20.76	x 21.48	
2	Kitchen	Main	13.51	x 17.32	Eat-In Kitchen
3	Dining	Main	12.92	x 13.32	
4	Master	Main	11.91	x 16.76	
5	Master	Main	9.51	x 16.76	4 Pc Ensuite
6	Br	Main	11.09	x 13.84	
7	Bathroom	Main	7.68	x 11.58	5 Pc Bath
8	Br	Main	7.41	x 11.09	
9	Laundry	Main	7.35	x 10.23	
10	Family	Lower	21.42	x 23.42	
11	Br	Lower	11.91	x 16.01	
12	Br	Lower	11.09	x 13.15	

Client Remks: One Of A Kind Barrie Waterfront, 3800 Sf (Finished), 4.3 Bedrooms, 5 Baths, Fabulous Views From Main House, Plus Cute Self-Contained 2 Bedroom 825 Sf Cottage At Water's Edge On Kempenfelt Bay. Desirable N/E Barrie Locations; Near Shopping And Popular Barrie/Orillia Hiking/Biking Trail. Open Concept Design W/Tons Of In-Law Potential (3 Walkouts). Gorgeous Granite Fireplace.

Extras: Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Microwave, Central Vac & Acc, Garage Door Opener, Window Coverings, Extra Fridge & Stove, Extra Washer & Dryer Exclusions: Make-Up Mirror In Ensuite, Fridge In Laundry, Apt Washer/Dryer

Listing Contracted With: RE/MAX CROSSTOWN REALTY INC., BROKERAGE **Ph:** 705-739-1000