

# 41 LAKE Crescent, Barrie, Ontario L4N 6A7

Client Full  
**Active / Residential**

**41 LAKE Cr Barrie**

MLS® #: **40132424**  
 Price: **\$788,888**



**Simcoe County / Barrie / BA 11 - Holly**  
**2 Storey / House**

	Beds	Baths	Kitch
Basement	1	1	
Main		1	1
Second	3	2	

Alt MLS® #: **S5285110**  
 Beds: **4 ( 3 + 1 )**  
 Baths: **4 ( 3 + 1 )**  
 SF Total: **2,434 / Owner**  
 SF Range: **1501 to 2000**  
 Abv Grade Fin SF: **1,786.00 / Owner**  
 Blw Grade SF: **648.00 / LBO provided**  
 Common Interest: **Freehold / None**  
 Tax Amt/Yr: **\$4,559 / 2021**

Remarks/Directions

Public Rmks: **All the work has been done for you! This stunning fully renovated two storey home in the desirable south end of Barrie has amazing high quality finishes and a great layout. Open concept dining and living room with newly renovated eat-in-kitchen (2018) overlooking the yard and walkout to peaceful deck with privacy shutters. Main floor also features an immaculately finished laundry room (2017) and a gorgeous 2-piece powder room (2017). Huge primary bedroom features walk-in closet and a beautiful fully renovated 4-piece ensuite (2017) with standalone tub, walk-in shower and gorgeous tile work - feels like your own private spa. Two more large bedrooms with new flooring (2017) and a 3-piece bathroom. Fully finished basement features a good sized bedroom, large open living area with gas fireplace and newer 3-piece bathroom (2014) with in floor heating. Main floor access to attached double garage with a new insulated steel garage door (2018). The home also features a new tankless on-demand water heater (2019) and new sump pump (2019). Great sized backyard with new garden shed (2018) and low maintenance perennial gardens. Perfect location is less than 5 minutes to south end shopping, restaurants and highway 400. Less than 7 minutes to downtown waterfront and dining. This beautiful home in sought after neighbourhood will not last long!**

Directions: **Mapleview Drive to Veterans drive to Touchette Drive to Lake Cres**  
 Common Elements

Exterior

Exterior Feat: **Deck(s), Porch**  
 Construct. Material: **Brick, Stone**  
 Shingles Replaced: **2006** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
 Year/Desc/Source: **//Owner** Prop Attached: **Detached**  
 Other Structures: **Shed** Apx Age: **6-15 Years**  
 Pool Features: **None** Winterized:  
 Garage & Parking: **Attached Garage, Private Drive Double Wide, Asphalt Driveway**  
 Parking Spaces: **4** Driveway Spaces: **2.0** Garage Spaces: **2.0**  
 Parking Level/Unit: Parking Assigned: Sewer: **Sewer (Municipal)**  
 Services: **Cable, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Telephone Available**  
 Water Source: **Municipal-Metered** Water Tmnt: **Water Softener**  
 Lot Size Area/Units: **4,940.000/Square Feet** Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **36.00** Lot Depth (Ft): **112.00** Lot Shape:  
 Location: **Urban** Lot Irregularities: **114.53 x 11.19 x 11.19 x 14.09 x 108.8 x 53.86** Land Lse Fee:  
 Area Influences: **Dog Park, Golf, Highway Access, Park, Playground Nearby, Public Transit, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails**  
 Topography:  
 Restrictions: Fronting On: **South**  
 School District: **Simcoe County District School Board** Exposure: **North**  
 High School: **Bear Creek Secondary School**  
 Elementary School: **Trillium Woods Elementary School**

Interior

Interior Feat: **Auto Garage Door Remote(s), Central Vacuum, On Demand Water Heater, Sump Pump, Water Heater Owned, Water Softener**  
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Laundry Feat: **Laundry Room, Main Level**  
 Cooling: **Central Air**  
 Heating: **Fireplace-Gas, Forced Air, Gas, In-Floor**  
 Fireplace: **1 / Natural Gas, Rec Room** FP Stove Op:

Under Contract: **None** Contract Cost/Mo:  
Lease to Own: **None**  
Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Other**  
Add Inclusions: **On Demand Water Heater, Water Softener, All light fixtures, Garage shelving.**  
Exclusions: **Living room electric fireplace,**  
Electric Age: **15 years** Plumbing Age: **15 years** Furnished:  
Furnace Age: **15 years** Tank Age: UFFI: **No**


Property Information

---

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **LOT 9 PLAN 51M835; BARRIE**  
Zoning: **R4** Survey: **Available/ 2008**  
Assess Val/Year: **\$374,000/2016** Hold Over Days: **90**  
PIN: **587310216** Occupant Type: **Owner**  
ROLL: **434204001811516**  
Possession/Date: **60 - 89 Days/** Deposit: **30000**

Brokerage Information

---

List Date: **06/24/2021**  
List Brokerage: [EXP Realty Brokerage](#)   
Source Board: **Barrie**

**Prepared By: Ryan Megson, Salesperson**

**Date Prepared: 06/24/2021**

**POWERED by [itsorealestate.com](https://itsorealestate.com). All rights reserved.**

**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.