

19 PRATT Road, Barrie, Ontario L4M 2K9

Client Full
Active / Residential

19 PRATT Rd Barrie

MLS® #: **40220179**

Price: **\$799,900**



Simcoe County/Barrie/BA03 - City Centre

Bungalow Raised/House

	Beds	Baths	Kitch
Basement	1	1	
Main	2	1	1

Interboard MLS® #: **S5528785**
 Beds: **3 (2 + 1)**
 Baths: **2 (2 + 0)**
 SF Fin Total: **1,910/LBO provided**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,065.00/LBO provide**
 BG Fin SF: **845.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,998/2022**

Remarks/Directions

Public Rmks: **Stunning turn-key home in desirable north-east Barrie. This home features beautiful high-end finishes including crown-molding throughout, fully renovated kitchen and bathrooms and a fully finished basement with separate entrance through the garage. Have peace of mind knowing the roof was recently re-shingled (2019) as well as a new on-demand water heater and gas-furnace (2017). You and your guests will fall in-love with the gorgeous outdoor entertaining space that features a large deck, hot tub and custom built "smoke shack" for year-round enjoyment and a covered area for your smoker and BBQ. The large 131' deep lot has beautiful landscaping and low-maintenance perennial gardens throughout as well as a fully fenced yard and custom 7' x 15' shed.. There is even a large 375 square foot attached workshop with entrance through the garage and walkout to the backyard which has endless possibilities. Located in a quiet and family friendly neighbourhood with easy access to highway 400, RVH hospital, Georgian college, fantastic schools, downtown Barrie waterfront and the Georgian mall.**

Directions: **ST. VINCENT TO MARION CRES TO PRATT ROAD**

Common Elements

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Lighting, Patio(s)**
 Construct. Material: **Board & Batten, Brick**
 Shingles Replaced: **2019** Foundation: **Concrete Block** Roof: **Asphalt Shingle**
 Year/Desc/Source: **1961//Owner** Prop Attached: **Detached**
 Other Structures: **Shed, Workshop** Apx Age: **51-99 Years**
 Pool Features: **None** Winterized:
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Asphalt Driveway**
 Parking Spaces: **3** Driveway Spaces: **2.0** Garage Spaces: **1.0**
 Services: **Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas**
 Water Source: **Municipal-Metered** Water Tmnt: **Water Softener** Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **0.169/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **56.00** Lot Depth (Ft): **131.00** Lot Shape:
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Beach, Downtown, Golf, Highway Access, Hospital, Library, Public Transit, Quiet Area, Regional Mall, Shopping Nearby**
 Topography: Fronting On: **South**
 Restrictions: Exposure: **North**
 School District: **Simcoe County District School Board**

Interior

Interior Feat: **Auto Garage Door Remote(s), In-law Capability, On Demand Water Heater, Water Heater Owned, Water Softener, Water Treatment, Workshop**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Development Potential, Separate Entrance**
 Laundry Feat: **Laundry Room, Lower Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1/Natural Gas** FP Stove Op:
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Hot Tub, Hot Tub Equipment, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Other Microwave, Basement fridge, water softener, on-demand water heater, living room electric fireplace,**
 Add Inclusions: **outdoor fireplace**
 Exclusions: **Shop bar fridge, workshop benches, personal items/decorative items, kitchen table,**
 Furnace Age: **2017** Tank Age: **2017** UFFI:

Property Information


Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 39, PL 1327 ; BARRIE** Survey: **None/**
 Zoning: **R2** Hold Over Days:
 Assess Val/Year: **\$328,000/2022**

PIN: **588250121**
ROLL: **434201201911600**
Possession/Date: **30 - 59 Days/2022-05-05**
Possession Rmks: **May 5th Preferred**

Occupant Type: **Owner**

Deposit: **20000**

Brokerage Information

List Date: **03/09/2022**
List Brokerage: [EXP Realty Brokerage](#) 
Source Board: **Barrie**

Prepared By: Ryan Megson, Salesperson

Date Prepared: 03/09/2022

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