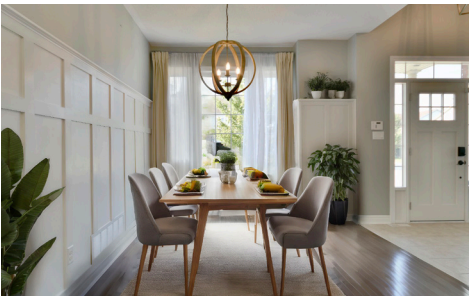


JUST LISTED!

166 SUCCESSION CRESCENT, BARRIE ON



3+1 BEDS | 2+1 BATHS | 2,048 SQ FT

LISTED AT \$909,000

Welcome to 166 Succession Cres, Barrie!

Turn key and move in ready! Welcome to 166 Succession Crescent in the beautiful Innishore community!. This stunning corner detached house offers 2,048 sq ft, 3+1 bedrooms, finished basement & sits on a meticulously landscaped 52' x 82' lot. Featuring high quality finishes throughout, starting with 9 foot ceilings, designer lighting, zebra blinds, and hardwood flooring. The floor plan and large windows invite an abundance of natural light shining through every room. The main floor offers a study, separate dining room, ideal for large gatherings and an open concept, living room with gas fireplace surrounded by built-in cabinets combined the modern eat in kitchen, equipped with upgraded

cabinetry, subway, tile, backsplash, quartz countertops, and stainless steel appliances. The large primary bedroom boasts 5-pc ensuite with soaker tub, tiled shower with glass doors, & oversized walk-in closet. Two equally sized bedrooms, four piece bath and separate laundry with sink and fold station complete the 2nd floor. The tastefully designed neutral colour palette basement offers ample spaced to entertain, or home-based office, gym, rec room or an additional bedroom. Plenty of storage with the built-in cabinets and rough in for a 4th bathroom. Spacious backyard that is fully fenced in with shed, gas BBQ line & stone patio. Great location with a short drive to the go train, nearby shopping, walking distance to schools & public transit and commuter routes.

166 SUCCESSION Crescent, Barrie, Ontario L4M 7H4

Client Full
Active / Residential

166 SUCCESSION Cr Barrie

Listing ID: **40638024**
Price: **\$909,000**



Simcoe County/Barrie/BA10 - Innishore 2 Storey/House

	Beds	Baths	Kitch
Basement	1		
Main		1	1
Second	3	2	

Beds (AG+BG): **3 (3 + 1)**
Baths (F+H): **3 (2 + 1)**
SF Fin Total: **2,787**
AG Fin SF Range: **2001 to 3000**
AG Fin SF: **2,048/Builder**
BG Fin SF: **739**
DOM:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$5,243.00/2023**

Remarks/Directions

Public Rmks: **Turn key and move in ready! Welcome to 166 succession Crescent in the beautiful Innishore community!. This stunning corner detached house offers 2048 sq ft, 3 bedrooms, finished basement & sits on a meticulously landscaped 52' x 82' lot. Featuring high quality finishes throughout, starting with 9 foot ceilings, designer lighting, zebra blinds, and hardwood flooring. The floor plan and large windows invite an abundance of natural light shining through every room. The main floor offers a study, separate dining room, ideal for large gatherings and an open concept, living room with gas fireplace surrounded by built-in cabinets combined the modern eat in kitchen, equipped with upgraded cabinetry, subway tile backsplash, quartz countertops, and stainless steel appliances. The large primary bedroom boasts 5-pc ensuite with soaker tub, tiled shower with glass doors, & oversized walk-in closet. Two equally sized bedrooms, four piece bath and separate laundry with sink and fold station complete the 2nd floor. The tastefully designed neutral color palette basement offers ample spaced to entertain, or home-based office, gym, rec room or an additional bedroom. Plenty of storage with the built-in cabinets and rough in for a 4th bathroom. Spacious backyard that is fully fenced in with shed, gas BBQ line & stone patio. Great location with a short drive to the go train, nearby shopping, walking distance to schools & public transit and commuter routes.**

Directions: **PRINCE WILLIAM WAY TO THE QUEENSWAY TO SUCCESSION**

Exterior

Exterior Feat: **Deck(s), Patio(s)**
Construct. Material: **Solid Brick**
Shingles Replaced:
Year/Desc/Source: **2010//Builder**
Other Structures: **Shed**
Garage & Parking: **Attached Garage//Private Drive Double Wide//Inside Entry**
Parking Spaces: **4**
Water Source: **Municipal**
Lot Size Area/Units: **/**
Lot Front (Ft): **52.00**
Location: **Urban**
Area Influences: **Major Highway, Park, Place of Worship, Playground Nearby, Public Transit, School Bus Route, Schools, Shopping Nearby, Trails**
Foundation: **Poured Concrete**
Driveway Spaces: **2.0**
Water Tmnt:
Acres Range: **< 0.5**
Lot Depth (Ft): **82.00**
Lot Irregularities: **82.02 ' X 51.84'**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apex Age: **6-15 Years**
Winterized:
Garage Spaces: **2.0**
Sewer: **Sewer (Municipal)**
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:
Topography:
School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**
High School: **Maple Ridge S.S St. Peter's Catholic S.S.**
Elementary School: **Hyde Park P.S. St. Gabriel the Archangel C.S.**
Fronting On: **North**

Interior

Interior Feat: **Other**
Basement: **Full Basement**
Basement Fin: **Fully Finished**
Laundry Feat: **Laundry Room, Sink, Upper Level**
Cooling: **Central Air**
Heating: **Forced Air, Gas**
Fireplace: **1/Natural Gas**
Under Contract: **Hot Water Heater**
Inclusions: **Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**
Furnace Age: **2022**
Tank Age:
FP Stove Op:
Contract Cost/Mo:
UFFI: **No**

Property Information

Common Elem Fee: **No**
Legal Desc: **LOT 271, PLAN 51M781, S/T EASEMENT FOR ENTRY AS IN SC396718; BARRIE**
Zoning: **RES,**
Assess Val/Year: **\$406,000/2024**
PIN: **580912189**
ROLL: **434205000708642**
Possession/Date: **Flexible/**
Possession Rmks: **TBA**
Local Improvements Fee:
Survey: **Unknown/**
Hold Over Days: **90**
PIN 2:
Occupant Type: **Vacant**
Deposit: **TBD**