

# Welcome to 15 Barrie Avenue



**\$1,549,000**



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# 15 Barrie Avenue

## Main Floor

Foyer	7 ft 9 in by 4 ft 2 in	Tile floors, closet with organizers, frosted glass insert on front door.
Living Room	10 ft 8 in by 10 ft 1 in	Hardwood floors, open to dining room, gas fireplace with mantle and exposed brick wall, built in shelves and cabinets, pot lights, Nest thermostat, window.
Dining Room	11 ft 6 in by 10 ft 1 in	Hardwood floors, open to living room and kitchen, pot lights, window.
Kitchen	14 ft 10 in by 14 ft	Hardwood floors, upper and lower cabinets, granite countertop, stainless steel appliances (LG Fridge, Wolf stove, Miele dishwasher, Panasonic microwave), appliance garage, pot drawers, ceramic backsplash, under mount stainless steel sink with single lever faucet, breakfast bar, garbage drawer, pantry with pull out drawers, open to dining room and family room, pot lights, under mount lighting.
Family Room	14 ft by 11 ft 11 in	Hardwood floors, open to kitchen, double closet with stackable front load LG washer and dryer.
Powder Room		Hardwood floors, single sink with single lever faucet and under mount cabinets, pocket door, window.

## Second Floor

Primary Bedroom	13 ft 1 in by 12 ft 2 in	Hardwood floors, his and her closets with organizers and built in drawers, bay window, 4 piece en-suite.
4 Piece En-suite		Heated tile floors, double sink vanity with under mount drawers, pot lights, large shower with rain head, window.
Second Bedroom	11 ft 6 in by 10 ft 4 in	Hardwood floors, double closet with organizers, window.
Third Bedroom	15 ft 5 in by 10 ft 2 in	Hardwood floors, double closet with organizers, window.
5 Piece Bathroom		Heated tile floors, double sink vanity with under mount cabinets, extra large tub with rain head and shower niche.

## Basement

(Ceiling Height 6 ft 4 in)

Recreation Room	13 ft 4 in by 8 ft 8 in	Laminate floors, pot lights, above grade window.
Bedroom	11 ft by 6 ft 8 in	Laminate floors, pot lights, above grade window.
Storage Room	7 ft by 6 ft 10 in	Laminate floors, pot lights.

## 15 Barrie Avenue

### Home Improvements and Features as per Seller

#### 2016

- \*2 storey addition was added.
- \*added 1.5 bathrooms.
- \*Replaced electrical and plumbing.
- \*Installed hardwood flooring throughout the house.
- \*Added back deck.
- \*Replaced windows.
- \*Inserted gas in original fireplace.
- \*New kitchen appliances (microwave replaced in 2021)
- \*Heated floors in primary and main 2nd floor bathrooms.
- \*Toe-kick dust pan below sink cupboard (central vac).
- \*Roughed in bbq gas line.
- \*Hard-wired smoke/CO2 detectors.
- \*Remote controlled blind on patio doors.
- \*Wired for lighting above island.
- \*Under cabinet lighting in kitchen.
- \*Outdoor weatherproof electrical outlets on porch and back deck.
- \*Main floor washer/dryer (dryer has switch for venting fan).
- \*Main floor powder room with pocket door.
- \*Basement cantina under front porch.

#### Inclusions:

Fridge, dual Wolf duel stove: (gas cooktop, electric oven), Miele dishwasher, washer, dryer, microwave, built-in insinkerator hot water dispenser and garburator, electric light fixtures, window blinds, bathroom mirrors, central vacuum system, hose and attachments, outdoor shed, 2nd bedroom window seat, closet organizers, Nest thermostat.

- Lot Size:** 20 feet by 101 feet  
**Heating:** Forced air gas, central air conditioning  
**Taxes:** \$5,813.79 for 2022  
**Parking:** Front pad parking for 1 car.

#### Approximate Annual expenses:

Gas \$2,015  
Hydro \$1,066  
Water/Garbage \$763