

\$1,775,000 - 311 Tollendal Mill Road, Barrie

MLS® #40764292

\$1,775,000

5 Bedroom, 3.00 Bathroom, 3,958 sqft

Single Family on 1.23 Acres

BA10 - Innishore, Barrie, Ontario

A rare find within the City of Barrie - private, treed 1.23 acre lot, backing onto Lover's Creek, in the exclusive South Shore lakeside neighbourhood. A unique piece of history, this home built in 1860, then relocated & restored to preserve the character in 1988, while modernizing the homes structural components, including plumbing, HVAC, electrical & foundation. This property continued to undergo extensive renovations since. With the Marina & walking trails steps away & a short walk to Kempenfelt Bay beaches, along with the proximity to Barrie's downtown & GO Train station, this property is the perfect blend of outdoor lifestyle & city conveniences. Step into the impressive front foyer - the craftsmanship of the original staircase, hardwood floors & 16 baseboards. The spacious family/dining room offers a 2-pcs bath, double french doors leading to rear yard & convenient side entrance. The renovated kitchen boasts custom cabinets, stone counters & top of the line built-in appliances, large island & walk-in pantry. Open concept & tastefully restored, perfect for entertaining. The expansive living room features gas fireplace & beautiful, large windows with tranquil views. On the 2nd level you will find the primary suite with its own fireplace, walk-in closet & 5-pcs semi-ensuite boasting new double vanity, vintage stand alone tub & large walk-in shower. Also on this level - the guest suite, the original staff quarters. It offers a private bedroom, 3 pcs bath & bonus space, 2nd floor laundry room,



along with its own staircase to the main level. The basement is finished with a rec room, large utility/laundry room, & workshop with bulkhead door access to the yard. A fully fenced backyard has a cottage-like feel with an expansive, covered, composite deck, perfect for enjoying a morning coffee or afternoon BBQ taking in the forest views. A long laneway leads to oversized double car garage with loft space. Modern conveniences; BI deck heater, BBQ hook up, irrigation system. (id:6289)

Built in 1988

Essential Information

Listing #	40764292
Price	\$1,775,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	3,958
Acres	1.23
Year Built	1988
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	311 Tollendal Mill Road
Subdivision	BA10 - Innishore
City	Barrie
Province	Ontario
Postal Code	L4N7S6

Amenities

Amenities	Beach, Marina, Park, Playground, Public Transit, Schools, Shopping
Features	Ravine, Paved driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	10
Parking	Detached Garage

of Garages 1

Interior

Interior Features Ceiling fans

Appliances Central Vacuum, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Water softener, Washer, Range - Gas, Hood Fan, Garage door opener, Hot Tub

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 2

of Stories 2

Has Basement Yes

Exterior

Exterior Wood

Exterior Features Lawn sprinkler, Landscaped

Construction Wood frame

Listing Details

Listing Office Royal LePage First Contact Realty Brokerage



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