

\$774,900 - 99 Wellington Street E, Barrie (city Centre)

MLS® #S12112856

\$774,900

5 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

City Centre, Barrie (city Centre), Ontario

Turn-Key Legal Duplex Bungalow in the Heart of Barrie. Welcome to 99 Wellington Street East, a beautifully maintained and thoughtfully upgraded legal duplex bungalow offering incredible value and versatility. Whether you're an investor seeking strong rental income or a homeowner looking for the perfect multi-generational living solution, this property checks all the boxes. From the moment you arrive, you'll be impressed by the home's stunning curb appeal, featuring mature landscaping and a welcoming façade. Step inside the main level unit to discover a spacious living room, complete with a natural gas fireplace surrounded by elegant white brick, creating a warm and inviting focal point. The bright, modern kitchen boasts stainless steel appliances, ample counter space, and plenty of cabinetry ideal for family living or entertaining. The primary bedroom is filled with natural light and offers a generous amount of closet space. Two additional well-sized bedrooms and a stylishly updated 4-piece bath complete the main floor, offering comfortable and functional living space. The vacant legal basement suite, with its own separate entrance, is just as impressive & ready for a quick & immediate possession by a new tenant. You'll be greeted by an expansive living room, perfect for relaxation or entertaining. The modern kitchen features stainless steel appliances and thoughtful design, while two spacious bedrooms and a shared 4-piece bathroom offer plenty of room



for tenants or extended family. The suite is completed by in-suite laundry, providing ultimate convenience for occupants. Outside, the property features a covered carport and four total parking spaces, a rare and valuable find for duplex living. Located in a central Barrie neighborhood, you're just minutes from schools, parks, shopping, public transit, and highway access. 99 Wellington Street East is a move-in-ready opportunity that offers exceptional value in today's market. Book a showing today! (id:6289)

Essential Information

Listing #	S12112856
Price	\$774,900
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Multi-family
Style	Bungalow

Community Information

Address	99 Wellington Street E
Subdivision	City Centre
City	Barrie (city Centre)
Province	Ontario
Postal Code	L4M2C6

Amenities

Amenities	Park, Public Transit, Fireplace(s)
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Wood
Exterior Features	Landscaped
Lot Description	50 x 91 FT
Foundation	Concrete

Listing Details

Listing Office	REVEL REALTY INC.
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