

# \$2,400 - Upper - 9 Kestrel Court, Barrie (little Lake)

MLS® #S12439463

**\$2,400**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Little Lake, Barrie (little Lake), Ontario

BEAUTIFULLY UPDATED UPPER UNIT WITH AN OPEN LAYOUT, EXCLUSIVE YARD & GARAGE ACCESS, & A CENTRAL LOCATION CLOSE TO IT ALL! Step into this newly updated upper unit, perfectly placed on a peaceful court in Barries northeast end where comfort meets convenience. Surrounded by schools, parks, shopping along Bayfield Street, RVH, Georgian College, transit, and quick Highway 400 access, this location makes daily life effortless. Spend your weekends exploring nearby Johnsons Beach, hiking scenic trails, or enjoying year-round activities at the Barrie Community Sports Complex, East Bayfield Community Centre, Barrie Sports Dome, Pickleplex, or the Barrie Country Club. At home, enjoy the private use of a fully fenced backyard with a spacious deck, along with exclusive parking for two in the garage, plus additional driveway spaces. Inside, the open concept living and dining area is anchored by a cozy fireplace, while the beautifully renovated kitchen invites gatherings with its direct walkout to the deck for outdoor dining. Three comfortable bedrooms provide plenty of space, highlighted by a primary retreat with a walk-in closet, 2-piece ensuite, and private deck access, alongside a bright 4-piece bathroom for family or guests. Stylish hardwood floors run through the main living area, and the completely carpet-free design adds a fresh, contemporary touch, while shared on-site laundry ensures everyday ease. Whether its hosting friends, relaxing with



family, or exploring the best of Barrie, this exceptional unit is ready to welcome you!  
(id:6289)

**Essential Information**

|            |                 |
|------------|-----------------|
| Listing #  | S12439463       |
| Price      | \$2,400         |
| Bedrooms   | 3               |
| Bathrooms  | 2.00            |
| Half Baths | 1               |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Freehold        |
| Style      | Raised bungalow |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | Upper - 9 Kestrel Court |
| Subdivision | Little Lake             |
| City        | Barrie (little Lake)    |
| Province    | Ontario                 |
| Postal Code | L4M6P6                  |

**Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Golf Nearby, Park, Schools, Hospital, Fireplace(s) |
| Features       | Cul-de-sac, Carpet Free                            |
| Parking Spaces | 4                                                  |
| Parking        | Attached Garage, Garage                            |
| # of Garages   | 2                                                  |
| View           | City view                                          |

**Interior**

|                 |                                                |
|-----------------|------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                         |
| Cooling         | Central air conditioning                       |
| Fireplace       | Yes                                            |
| # of Fireplaces | 1                                              |
| # of Stories    | 1                                              |
| Has Basement    | Yes                                            |

## Exterior

|                 |                                |
|-----------------|--------------------------------|
| Exterior        | Brick                          |
| Lot Description | 33.7 x 108.6 FT under 1/2 acre |
| Foundation      | Poured Concrete                |

## Listing Details

Listing Office RE/MAX HALLMARK PEGGY HILL GROUP REALTY



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