

\$725,000 - 49 Felt Crescent, Barrie (bayshore)

MLS® #S12446169

\$725,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Bayshore, Barrie (bayshore), Ontario

Welcome to 49 Felt Cres., a beautifully crafted all brick raised bungalow in Barrie's sought-after Bayshore/Kingsridge enclave - where style, comfort and opportunity meet.

Property Highlights & Features: All-brick exterior & only 4 stairs to the main floor. Hardwood floors on the main level. 2 gas fireplaces. Main floor laundry for convenience. 3 full bathrooms. Main floor living room and basement family room. The primary suite boasts a walk-out to the hot tub, a walk-in closet, a 4-piece ensuite complete with deep soaker corner tub, and a separate shower stall. Kitchen walkout to yard. Enjoy a large, tiered deck with plenty of space, a hot tub and a natural gas hook-up for the BBQ, an ideal space for entertaining, stargazing or quiet relaxation. Basement offers an inviting family room with a gas fireplace, a bedroom, 3-piece bath, and a generous unfinished area with space for perhaps an in-law suite. Oversized single garage (15 ft wide). **Neighborhood & Location Perks:** Nestled in the Bayshore community, this home is more than just a property - its a lifestyle. Bayshore is known for its family-friendly streets, great schools, proximity to Wilkins Beach, walking trails, and its balance of nature and city conveniences. Enjoy quick access to parks, amenities, and the waterfront - perfect for weekend strolls, kayaking or relaxing by the lake. **Why You'll Love It:** 1) Its rare to find a home with a flexible layout ready to move in with the option to expand the lower level. 2) Dual walkouts &



generous deck space make indoor/outdoor life pleasure. 3) Two fireplaces bring warmth, ambiance, and cozy gatherings. 4) The primary suite is your private retreat - with ensuite, walk-in closet, and direct access outside. 5) Location offers both serenity (trees, trails, and lake access) and accessibility (shopping, transit, schools). Whether you're looking for move-in readiness or dreaming of customizing your ideal home, this property gives you both. (id:6289)

Essential Information

Listing #	S12446169
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	49 Felt Crescent
Subdivision	Bayshore
City	Barrie (bayshore)
Province	Ontario
Postal Code	L4N8V1

Amenities

Amenities	Fireplace(s)
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Central Vacuum, Dishwasher, Dryer, Microwave, Stove, Washer, Water softener, Window Coverings, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	40 x 118.1 Acre
Foundation	Poured Concrete

Listing Details

Listing Office SUTTON GROUP INCENTIVE REALTY INC.



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Listing information last updated on October 16th, 2025 at 1:46am EDT