

\$3,500 - 223 Phillips Street, Barrie (ardagh)

MLS® #S12467798

\$3,500

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Ardagh, Barrie (ardagh), Ontario

FANTASTIC LEASE OPPORTUNITY IN AN UNBEATABLE ARDAGH LOCATION! An incredibly rare opportunity awaits on this exceptionally versatile 0.5-acre in-town property, perfectly positioned at the end of a quiet cul-de-sac in Barrie's sought-after Ardagh neighbourhood. The home features an open-concept layout with bright living and dining areas, a walkout to the spacious backyard, three generously sized bedrooms upstairs with a semi-ensuite 4-piece bath, and a basement with a large rec room, laundry area, powder room, and plenty of storage. Car enthusiasts and hobbyists will appreciate the 520 sq ft detached 2.5-car garage, complemented by two storage sheds and an oversized driveway that accommodates RVs, trailers, and more. The standout feature is the 979 sq ft heated shop, built on a 12-inch reinforced slab with soaring 10.5 ft ceilings, an oversized 10.5x8.5 ft roll-up door, and dedicated 100 amp service, a highly adaptable space ready to be tailored to your exact vision. Above the shop, a self-contained loft offers incredible flexibility. Located just minutes from top schools, Bear Creek Eco Park, shopping, the waterfront, and major commuter routes. Don't miss your chance to lease this #HomeToStay in one of Barrie's best neighbourhoods! (id:6289)



Essential Information

Listing #	S12467798
Price	\$3,500
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	223 Phillips Street
Subdivision	Ardagh
City	Barrie (ardagh)
Province	Ontario
Postal Code	L4N3V2

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Public Transit
Utilities	Cable, Electricity, Wireless, Natural Gas Available, Sewer
Features	Flat site, In suite Laundry, Gazebo
Parking Spaces	16
Parking	Detached Garage, Garage, RV
# of Garages	2
View	City view

Interior

Appliances	Water Heater, Water softener, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	63.4 x 349.3 FT ; 63.30 x 349.31 x 63.35 x 354.78 ft 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office	RE/MAX HALLMARK PEGGY HILL GROUP REALTY
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