

\$639,000 - 23 Lount Street, Barrie (wellington)

MLS® #S12483062

\$639,000

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

Wellington, Barrie (wellington), Ontario

Endless Possibilities in a Prime Location!
Welcome to 23 Lount Street . A fantastic investment property or ideal place to call home in one of Barrie's most established and convenient neighbourhoods. Live in the spacious main unit and rent out the self-contained apartment to help offset your mortgage, or add this versatile property to your income portfolio. Situated on a massive 60' x 178' lot, this lot is one of the largest in the area, offering ample space for future development, a garden suite, or an addition .The possibilities are endless. The layout features two separate laundry areas (main floor and basement), an extra-long driveway with plenty of parking, and a bright, functional main floor with great flow. Located on a quiet, tree-lined street, just steps to Bayfield Street's vibrant retail corridor, and minutes to downtown Barrie and the beautiful Kempenfelt Bay waterfront. Enjoy unbeatable proximity to Highway 400 with Quick commuter access north or south, Barrie Transit Bus stop steps away (routes to Georgian Mall, RVH, Allandale GO Station) Top amenities Walk to grocery stores, shopping, cafes, schools, parks, and more Quality schools and Georgian College nearby Green space galore Close to Sunnidale Park, Queens Park, and waterfront trails .Don't miss your chance to secure a unique property in one of Barrie's most well-connected and fast-growing neighbourhoods! The rear unit has 1 forced air heating register and electric baseboard



heating (tenant pays hydro). The remainder of the home is heated with forced air gas and rent is inclusive. (id:6289)

Essential Information

Listing #	S12483062
Price	\$639,000
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	23 Lount Street
Subdivision	Wellington
City	Barrie (wellington)
Province	Ontario
Postal Code	L4M3E3

Amenities

Amenities	Park, Public Transit, Schools
Features	Wooded area
Parking Spaces	8
Parking	No Garage

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Basement	Separate entrance, Walk-up

Exterior

Exterior	Stucco
Lot Description	60.1 x 178 FT
Foundation	Poured Concrete

Listing Details

Listing Office

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