



Open House Sat.  
May 13<sup>th</sup>. 1-2:30 pm



**31 Murray St. Barrie**



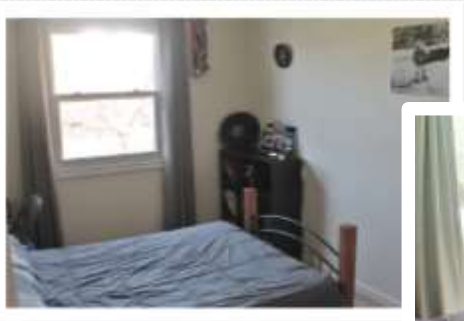
# Family friendly home & neighbourhood



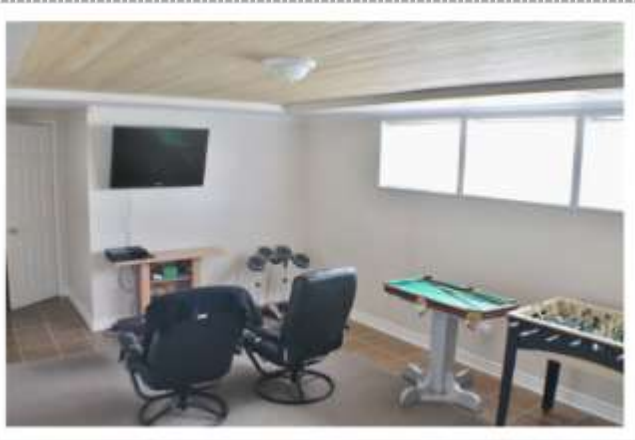
Wood  
Burning  
Fireplace  
with insert



**Master has  
3 pce ensuite bath**



**All bedrooms are a good size & in addition to the en-suite there is a full 4pc.bath**



**This lower level has good sized above grade windows with easy care floor which makes it a great family play area. There a large unfinished area that currently serves as an exercise /workout area.**

**There is also a very spacious crawl space for loads of storage**

# ROOM SIZES & NOTEWORTHY DETAILS

#	Room	Level	Length (ft)	Width (ft)	Description			
1	Office	Ground	10.76	x 10.36	Laminate	Picture Window	<div style="background-color: red; color: white; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;">\$600,000</div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">                     Rms: 9 + 1                      Bedrooms: 4                      Washrooms: 3                      1x4xUpper, 1x3xUpper, 1x2xGround                 </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">                     Taxes: \$4,776.00 / 2016                      Lt9P11637 S/T Ro417027 Barrie                      Detached                      Sidesplit 4                      79.93 x 143.96 Feet                      Irreg: 79.93X143.96X100X102.63 Ft.                      Dir/Cross St: Baldwin And Marshall                 </div>	
2	Family	Ground	20.60	x 11.74	Laminate	W/O To Patio		Fireplace
3	Laundry	Ground	8.04	x 6.46	W/O To Patio			
4	Living	Main	18.01	x 12.79	Picture Window			
5	Dining	Main	12.00	x 10.23	Formal Rm			
6	Kitchen	Main	17.09	x 11.51	Eat-In Kitchen	Pantry		
7	Master	Upper	16.33	x 13.25	3 Pc Ensuite			
8	2nd Br	Upper	13.15	x 8.33				
9	3rd Br	Upper	10.36	x 9.71				
10	4th Br	Upper	11.09	x 12.37				
11	Rec	Lower	17.84	x 12.73	Above Grade Window			
12	Utility	Lower	20.60	x 11.87	Unfinished			

**Client Remks:** Location, Location. Allandale Cul De Sac. This Family Home Is Larger Than It Looks & Has An Amazing Layout For Fam. Living.Ground Fl Office Is Perfect For Work From Home Arrangement Or Gr.Fl.Bedrm If Needed. Fam.Rm /Woodburning Firepl. Bright & Spacious L-Shaped Liv/Din. Eat-In Kt. W. Lge Pantry. Fenced.Private Yard W. Cute Shed. Home Has Many "Care Items" Redone (See Extras). The Layout Features A Lge Foyer 8X9'+ Gar.Entry. Walk To Park, Lake, Go Etc.

**Extras:** Windows 2008, Shingles 2013, Furnace 2015, Huge Storage Crawl Space, Garden Shed, Finished Sq.Footage.Approx. 2650

**Brkage Remks:** Call L.A. Re Presentation Date. Summer Closing Anytime.



Large Pie Shaped Lot



Enjoy Barrie's beautiful Lake Simcoe



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