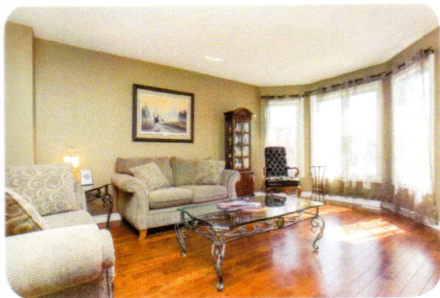




## Serene Setting at the City's Edge



**55 Knupp Road, Barrie**

**Bedrooms:** 4

**Bathrooms:** 3½

**Area:** 2,433 sq. ft.

**Lot Size:** 49 x Irreg. ft.

**Age:** 9 yrs.



JOEL FARIS  
Sales Representative

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## Come Take A Closer Look...

A peaceful location at the western edge of Barrie gives this 2,433 square foot home an ideal setting. Surrounded by greenspace and farmland, this family-friendly neighbourhood has room to grow and is convenient to shopping and dining amenities, the highway, and enjoys beautiful sunset views. Perennial landscaping and a covered entry welcome you to this 4 bedroom, 3½ bathroom home with hardwood and ceramic floors, rounded corners and lofty, 9' high ceilings.



Gleaming ceramics and a winding spiral staircase greet you in the foyer, where sunlight from the eat-kitchen beckons. Inspired meals begin, with the backdrop of miles of counter space and warm toned cabinetry with an abundance of organizational space. A double pantry keeps important supplies handy, and the sleek stainless steel fridge, stove, microwave and dishwasher are included for your convenient arrival. The large breakfast area has room for family and friends, and garden doors open to the backyard to expand your entertaining space.



The private dining room beams with light from the generously-sized windows, reflecting on the hardwood floors as you enjoy formal meals. Visit with friends in the comfort of the living room, where a window alcove invites the natural light to flow in. Spend time unwinding or have a family games' night in the welcome of the family room, with a gas fireplace ensuring cozy ambiance, and a refreshing view of the backyard from the picture window. A convenient powder room and a main level laundry room, with washer and dryer included, complete the amenities of this level.









## Bright and Spacious...

The elegant winding staircase is brightened by the upper level skylight for an airy feeling as you move upstairs. Double doors open to the master bedroom boasting his and her closets with mirrored doors, creating a private dressing room. The spa-like 5 piece ensuite features dual sinks, a walk-in shower and indulgent step-up tub. Each of the family bedrooms pleases, with ample natural light, soft carpeting underfoot, and a 4 piece main bathroom to keep everyone on schedule on busy mornings.

The lower level is a blank slate, waiting for your dreams to be designed with a recreation room, fitness room, office, bedrooms or in-law suite. The choice is yours! Some framing as well as a 3 piece bathroom are already in place to give you a head start. A double garage keeps the family vehicles safe from the weather, offering inside entry to make running daily errands a breeze.

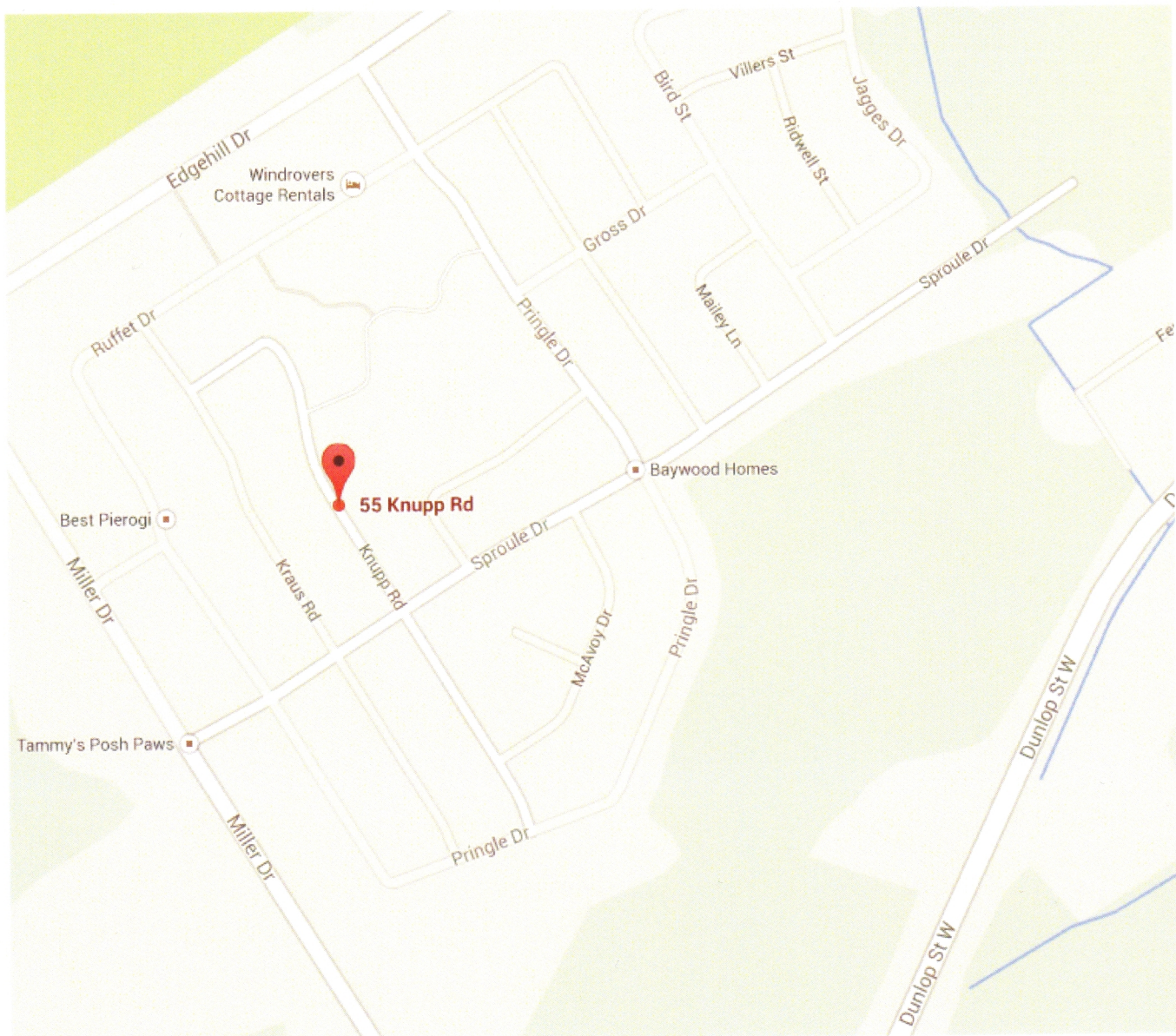
Enjoy sunsets and distant views from the backyard, offering privacy fencing and an impressive shed offering room for outdoor tools, toys, or use it as a playhouse! Soak away the day's efforts in the included hot tub while the kids play on the grass, and look forward to amazing meals barbequed on the patio. You will find so many ways to enjoy the layout and location of this great family home!

For more information, please contact Joel Faris at 705 797 8485 or direct 705 321 9081, or visit [www.markfaris.ca](http://www.markfaris.ca)









**Google Map**

**55 Knupp Road, Barrie**



# **BARRIE & DISTRICT ASSOCIATION OF REALTORS(R) INC.**

**Address:** 55 KNUPP ROAD

L4N 0R7

**Lot Size:** 49' X IRREG

**Municip:** BARRIE

**Legal:** PLAN M707 LOT 206

**District:** BA / BA05

**Dir:** EDGEHILL TO PRINGLE TO RUFFET TO KRAUS TO KNUPP

**Wheelchair:** N

**Roll#:** 434203102305764

**PIN#:** 587650633

**LRO#:** 51

**Age:** 9

**Area:** 2,433 SqFt. **Area Fin.:** 2,433 SqFt.

**Taxes:** \$4,285

**Year:** 2013

**Type:** Detached

**Style:** 2.00 Storey

**Zoning:** RES

**Poss:** TBA

**Sd/Rd:** East

**Rooms:** 8

**Bd Rms:** 4.0

**Baths:** 3.1

**Cap Chrgs:** N

**Survey:** N

**Prop Discl:** N

**E&S Schools:** HILLCREST, BARRIE CENTRAL

**Rms** Kitchen (2) 10ft. 0in.x 11ft. 6in. 2 Piece Bath (2)

& Breakfast Room (2) 10ft. 0in.x 13ft. 0in. Master Bedroom (3)

13ft. 6in.x 14ft. 0in. 4 Piece Bath (3)

**Szs:** Dining Room (2) 10ft. 0in.x 14ft. 0in. Bedroom (3)

11ft. 6in.x 13ft. 6in. 3 Piece Bath (1)

Living Room (2) 11ft. 0in.x 15ft. 0in. Bedroom (3)

11ft. 0in.x 11ft. 6in.

Family Room (2) 11ft. 0in.x 22ft. 0in. Bedroom (3)

9ft. 5in.x 11ft. 6in.

Laundry (2) 5 Piece Ensuite (3)

**Features:** Separate Dining Room, Main Floor Laundry, Main Floor Family Room, Hot Tub, Skylight Windows, Floors Hardwood, Floors Ceramic, Landscaped, Fenced/Hedge, Ensuite, Eat-In Kitchen, Garden Shed

**Inclusions:** Fridge/Stove, Washer/Dryer, Dishwasher, Centr Vac & Acc, Alarm System, Garage Door Opener, Window Coverings, Water Softener, Microwave

**Rental:** None

**Foundation:** Concrete

**Basement:** Full

**Basement Dev:** Finished Partial

**Heat/Cool:** Forced Air, Central Air

**Fuel:** Natural Gas

**Fireplace:** Gas Fireplace

**Parking:** Garage - Double, Attached, Inside Entry, Drive - Double, Parking - Surfaced

**Site Infl:** On Street - Cable TV, On Street - Gas, On Street - Sewer, On Street - Water, High Speed Internet Access

**Occupants:** Owner

**How Shown:** Lock Box

**Area Infl:** Golf, Park, Public Transportation

**Exterior:** Brick

**Agreement:** Standard

**Esmnt/Res:**

**Prop Size:** Under 1/2 Acre

**UFFI:** No

**Water:** Municipal/Community

**Sewer:** Municipal/Community

**Waterfront**

**Body/Water:**

**Frontage:**

**Mortgage:** Confidential Thru Listing Agent

**Exclusions:** N

**Remarks:** A PEACEFUL LOCATION AT THE WESTERN EDGE OF BARRIE OFFERING A 2,433 SQ.FT. HOME W/4 BDRMS, 3.1 BTHRMS. CONVENIENT TO AMENITIES & HWY W/SUNSET VIEWS. HDWD FLRS, ROUNDED CORNERS, 9' CEILINGS. EAT-IN KITCHEN W/SS APPL INCL, PANTRY, GARDEN DOORS. FAMILY RM W/GAS FIREPLACE. PRIVATE DIN RM, FORMAL LIV RM W/WINDOW ALCOVE. MSTR BDRM W/ WALK-THRU DRESSING ROOM, 5 PC ENSUITE. YARD W/PLAYHOUSE OR SHED, HOT TUB INCL.

**List Off.:** ROYAL LEPAGE FIRST CONTACT REALTY, BROKERAGE

705-728-4067

**Fax:** 705-722-5684

**List Rep 1:** MARK FARIS

705-797-8485

**Email:** [mark@markfaris.ca](mailto:mark@markfaris.ca)

**List Rep 2:** JOEL FARIS

705-321-9081

**Sale Price:**

**Sale Date:**

VT: <https://www.youtube.com/watch?v=Qk9ZsA4>

**Sell Off.:**

BR: <http://www.markfaris.ca/listings/active-listing>

**Sell Rep 1:**

**Sell Rep 2:**

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## Meet The Team:



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**COURTNEY DUMOND**  
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Cell: 705 321-6788



**LEEANNA WILKINS**  
Executive Manager



**JOANNA FARIS**  
Marketing Director



**JENNIFER STEINER**  
Marketing Coordinator



**CHRISTIE LALONDE**  
Marketing Assistant  
Social Media Specialist



**PAULA CLARK**  
Executive Assistant



**MELISSA ARSENAULT**  
Executive Assistant



**LISA COE**  
Sales Representative/  
Licensed Assistant



**JENNIFER PARSONS**  
Client Care Specialist



**CINDY ROSSIT**  
Feedback  
Coordinator



**REBEKAH TREMBLAY**  
Bek Photography  
Professional  
Photographer



**LESLEY KING**  
Staging Presence,  
Professional  
Home Stager



**STEVE & KELLY**  
BarrieVideoTours  
Professional  
Video Production



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Data compiled from IMS Inc.

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- 3- Return to Showcase



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