

# \$499,900 - 1217 OLD BARRIE Road W

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## Listing ID: 40625780

**\$499,900**

1 Bedrooms, 1 Bathrooms, 0.33 acres

Single Family

1217 OLD BARRIE Road W, Shanty Bay,  
Ontario, L0L2L0

Welcome to your charming 1-bedroom home on a spacious lot with a detached shop, perfect for first-time buyers or retirees. Conveniently located between Highway 11 and Highway 400, this property offers easy access to amenities while maintaining a rural feel. Step inside to a cozy living space filled with natural light, an eat-in kitchen with a brand new window overlooking the yard and ample counter space, spacious bedroom featuring double closets and main floor laundry in the mudroom off the back entrance which adds convenience to your daily routine. You'll also find ample storage space in the basement. Outside, a new front deck adds curb appeal and invites you to relax and enjoy the outdoors. The expansive lot is perfect for gardening and outdoor activities, and the detached shop offers extra storage or workspace. Experience rural living with the convenience of being only 20 minutes to both Barrie and Orillia, as well as just a few minutes to local amenities such as Hardwood Ski & Bike, Horseshoe Valley, multiple golf courses, beautiful trails/conservation areas and Bass Lake Provincial Park. This home is ideal for a serene yet connected lifestyle. Schedule a showing today! (id:50245)

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Listing Office: Keller Williams Experience Realty, Brokerage (255 King St)