

WELCOME TO

21 Red Maple Lane

www.21RedMaple.com



Marek Kloda
Broker



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Working For You!

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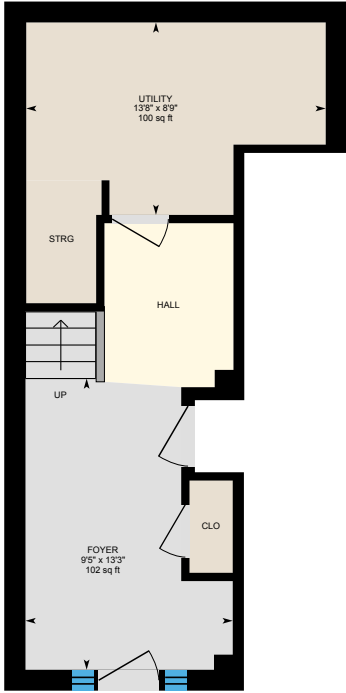


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL
TOP 1%
LIFETIME MEMBER

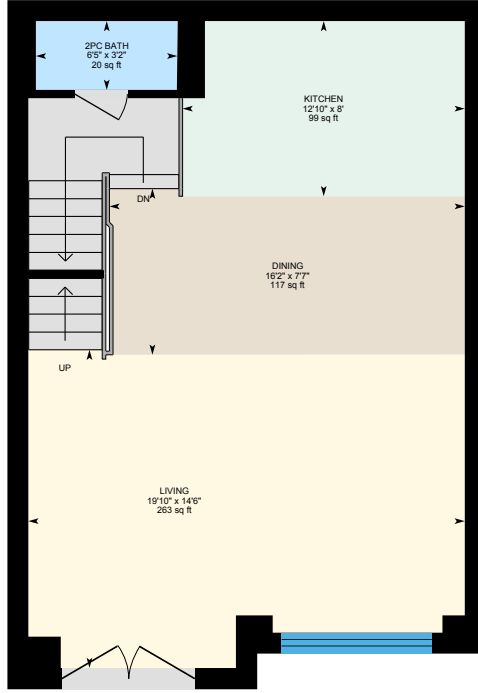


Shawn Zigelstein
Broker

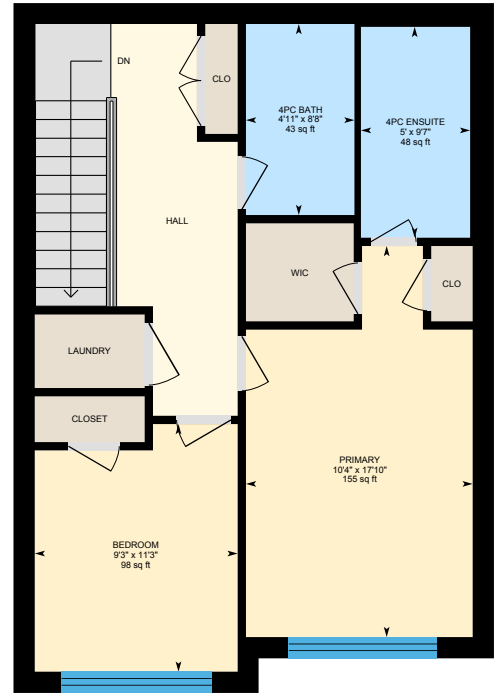
21 Red Maple Lane, Barrie



Main Floor

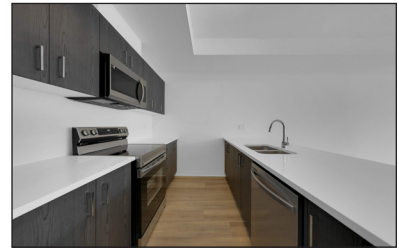


2nd Floor



3rd Floor





PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Hewitt's Creek PS

Designated Catchment School
Grades PK to 8
41 Sandringham Dr

Warnica PS

Designated Catchment School
Grades 1 to 8
211 Warnica Rd

ÉS Roméo Dallaire

Designated Catchment School
Grades 7 to 12
736 Essa Rd

É Éléonore La Source

Designated Catchment School
Grades PK to 6
70 Madeline Dr

Maple Ridge SS

Designated Catchment School
Grades 9 to 12
225 Prince William Way

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Simcoe Shores Secondary School

Grades 9 to 12
630 Huronia Rd

Simcoe Muskoka Catholic Continuing Education

Grades 9 to 12
46 Alliance Blvd

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St. John Paul II Catholic School

Grades PK to 8
211 Ashford Dr

ÉÉC Frère-André

Grades PK to 6
273 Cundles Rd E

St. Peter's Catholic Secondary

Grades 9 to 12
201 Ashford Dr

ÉSC Nouvelle-Alliance

Grades 7 to 12
249 Anne St N

PRIVATE SCHOOLS

The private schools nearest to you are:



Unity Christian High School

Grades 9 to 12
25 Burton Ave

Kempfenfelt Bay School

Grades PK to 8
2145 Innisfil Beach Rd

Heritage Christian Academy

Grades K to 12
79 Ardagh Rd

Sevenoaks Academy

Grades K to 8
190 Cook St

PARKS & REC.

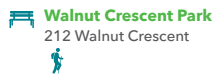
This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Coronation Park
38 Coronation Parkway



Sandringham Park
33 Sandringham Dr



Walnut Crescent Park
212 Walnut Crescent

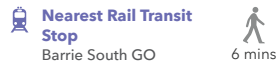


FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds 2 Ball Diamonds
2 Tennis Courts 4 Sports Fields
2 Basketball Courts 2 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 6 minute walk away and the nearest street transit stop is a 7 minute walk away.



Nearest Rail Transit Stop
Barrie South GO



Nearest Street Level Transit Stop
Barrie South GO Bus



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7.73km.



Royal Victoria Regional Health Centre
201 Georgian Dr



Fire Station
350 Big Bay Point Road

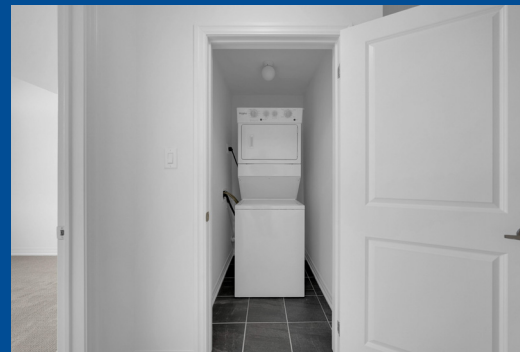


Police Station
2137 Innisfil Beach Rd

FINANCE



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Welcome To 21 Red Maple Lane

A Beautifully Crafted, Brand-New Townhome That Combines Contemporary Style With Everyday Comfort. This Stunning Home Features Two Spacious Bedrooms And Two-And-A-Half Baths, Designed To Meet The Needs Of Modern Living. From The Moment You Step Inside, You'll Be Impressed By The Thoughtful Layout And High-End Finishes That Make This Property Truly Stand Out. The Main Floor Showcases An Open-Concept Great Room Bathed In Natural Light, Offering A Warm And Inviting Space For Relaxation And Entertainment. The Dining Area Flows Seamlessly Into The Living Space, With French Doors Leading To A Private Balcony, Providing The Perfect Spot To Enjoy Your Morning Coffee Or Unwind In The Evening. The Chef-Inspired Kitchen Is A Standout Feature, With Gleaming Quartz Countertops, An Expansive Breakfast Bar, And High-Efficiency Stainless Steel Appliances. Throughout The Main Living Areas, Upgraded Luxury Vinyl Plank Flooring Adds Both Durability And Style, Complemented By A Modern Trim Package That Enhances The Overall Elegance Of The Home. Upstairs, Plush Carpeting Creates A Cozy Atmosphere In The Private Quarters. The Primary Bedroom Is Bright And Spacious, Offering Ample Closet Space And A Serene Ambiance. The Second Bedroom Provides A Quiet Retreat. This Home Is Situated In A Desirable, Family-Friendly Neighborhood With Easy Access To The GO Train, Making It A Perfect Location For Commuters. Surrounded By Greenery, Community Parks, Playgrounds, And Scenic Walking Trails, This Property Is Also Just A Short Drive From The Shores Of Lake Simcoe, Offering Endless Opportunities For Outdoor Recreation. With Modern Upgrades, A Functional Layout, And A Prime Location, 21 Red Maple Lane Is Move-In Ready And Waiting To Welcome You Home. Schedule Your Private Viewing Today To Experience The Beauty And Convenience Of This Exceptional Property Firsthand.

Extras: All Existing Stainless Steel Appliances: Fridge, Stove, Dishwasher, Above Hood Microwave, Stackable White Washer And Dryer, All Electrical Light Fixtures, Furnace, Central Air Conditioning.

Rental: Tankless Hot Water Tank, HRV unit | Warranty: Full Tarion Warranty.

Taxes: \$1,339.37/2024 | POTL: \$129.95/month

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