

WELCOME TO

43 Spry Lane

www.43SpryLane.com



Marek Kloda
Broker



TEAM **ZOLD**

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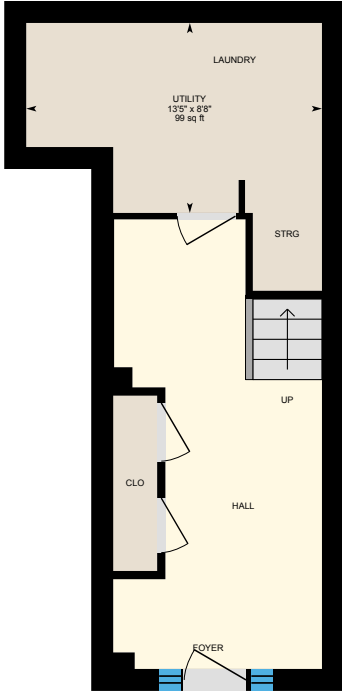


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

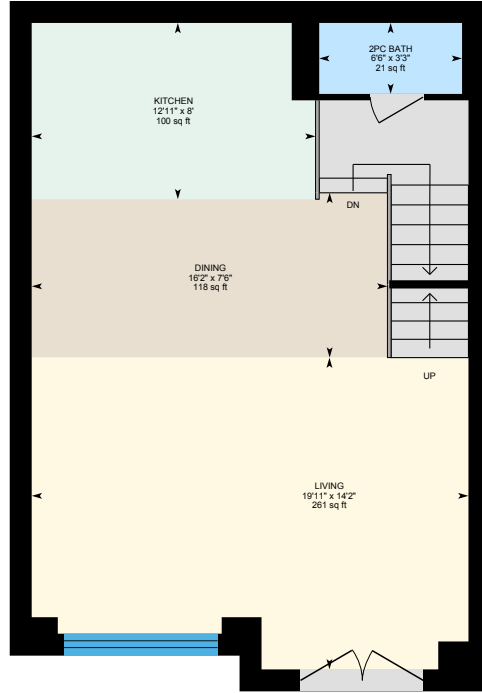


Shawn Zigelstein
Broker

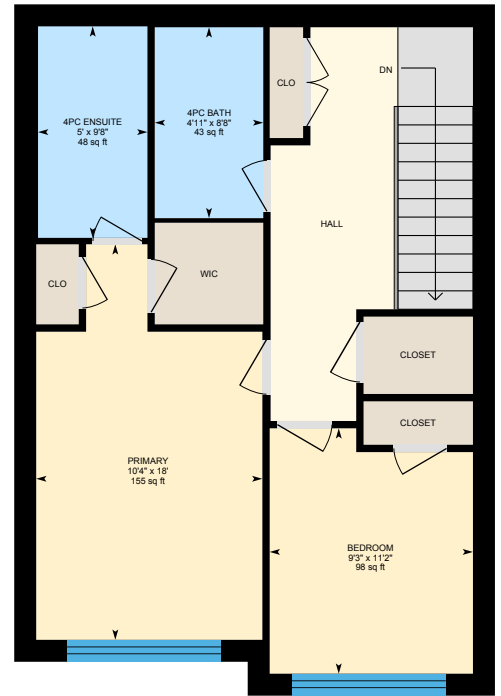
43 Spry Lane, Barrie



Main Floor

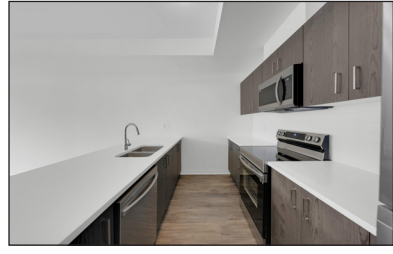


2nd Floor



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

ÉEC 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



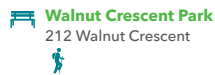
9 mins



Sandringham Park
33 Sandringham Dr



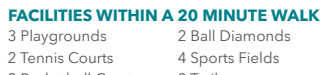
9 mins



Walnut Crescent Park
212 Walnut Crescent



9 mins



FACILITIES WITHIN A 20 MINUTE WALK
3 Playgrounds
2 Tennis Courts
2 Basketball Courts
2 Ball Diamonds
4 Sports Fields
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



6 mins



Nearest Street Level Transit Stop
Barrie South GO Bus



7 mins

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

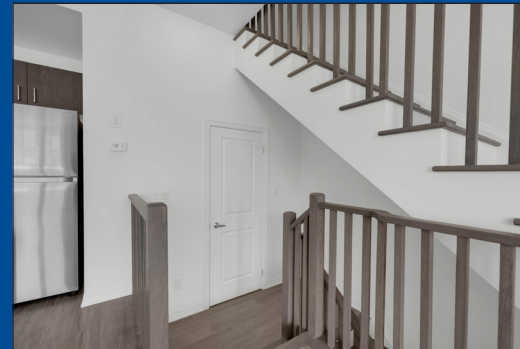


Police Station
2137 Innisfil Beach Rd

FINANCE



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Welcome To 43 Spry Lane

A Stunning Brand-New Townhome That Offers The Perfect Combination Of Modern Luxury And Functional Living. This Elegant, Move-In-Ready Property Features Two Spacious Bedrooms And Two-And-A-Half Baths, Meticulously Crafted To Enhance Your Lifestyle. Step Into The Bright And Airy Open-Concept Great Room, Where Natural Light Pours In And Highlights The Thoughtful Design. The Space Flows Effortlessly Into The Dining Area, With French Doors Leading To A Private Balcony An Ideal Spot For Relaxing Or Entertaining Guests. The Chef-Inspired Kitchen Is A True Showstopper, Boasting Gleaming Quartz Countertops, A Sleek Tile Backsplash, And An Expansive Breakfast Bar. High-End Stainless Steel Appliances, Including A Fridge, Stove, Dishwasher, And Microwave Hood Fan, Complete This Beautiful And Efficient Space. Throughout The Home, Exquisite Upgraded Luxury Vinyl Plank Flooring Spans The Main Living Areas, Hallways, And Bedrooms, Complemented By A Modern Trim Package And A Polished Oak Staircase That Adds A Touch Of Refinement. The Primary Bedroom Offers A Warm And Inviting Atmosphere With Ample Space And Natural Light, Creating The Perfect Retreat At The End Of The Day. The Second Bedroom Features A Quiet Space To Unwind. Situated In A Desirable Neighborhood Just Steps From The GO Train, This Home Is Surrounded By Parks, Playgrounds, Nature Trails, And Is A Short Drive To Lake Simcoe, Offering Endless Opportunities For Outdoor Recreation. With Modern Upgrades, A Functional Layout, And A Prime Location, 43 Spry Lane Delivers An Elevated Living Experience That's Ready To Welcome You Home. Schedule Your Private Showing Today And Discover Everything This Exceptional Property Has To Offer.

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. | Warranty: Full Tarion Warranty.

Taxes: \$1,339.37/2024 | Lot: 20.8 ft x 49.39 ft | POTL: \$129.95/month

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.