

WELCOME TO

765 James Steet

www.765James.com



Marek Kloda
Broker



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Shawn Zigelstein
Broker

765 James St, Innisfil





PUBLIC SCHOOLS

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

Goodfellow PS

Designated Catchment School
Grades PK to 8
827 9 Line

Nantyr Shores SS

Designated Catchment School
Grades 9 to 12
1146 Anna Maria Ave

É Élém La Source

Designated Catchment School
Grades PK to 6
70 Madeline Dr

ÉS Roméo Dallaire

Designated Catchment School
Grades 7 to 12
736 Essa Rd

CATHOLIC SCHOOLS

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

Holy Cross Catholic School

Grades PK to 8
910 Leslie 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:

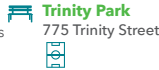


Kempfenfelt Bay School

Grades PK to 8
2145 Innisfil Beach Rd

PARKS & REC.

This home is located in park heaven, with 3 parks and a long list of recreation facilities within a 20 minute walk from this address.



Trinity Park
775 Trinity Street



1 min



Innisfil Beach Park
676 Innisfil Beach Rd



17 mins



Warrington Park
Warrington Way



12 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|--------------------|
| 3 Playgrounds | 4 Sports Fields |
| 1 Rink | 4 Beaches |
| 4 Tennis Courts | 1 Boating Facility |
| 2 Volleyball Courts | 1 Fishing Location |
| 1 Basketball Court | 1 Trail |
| 2 Ball Diamonds | |



TRANSIT

For convenient travel around the city, public transit is accessible from this home.



Nearest Rail Transit Stop
Barrie South GO



Nearest Street Level Transit Stop
Griffin Gate

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 13.47km.



Royal Victoria Regional Health Centre
201 Georgian Dr



Fire Station
780 Innisfil Beach Rd



Police Station
2137 Innisfil Beach Rd

HoodQ

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ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Simcoe Shores Secondary School

Grades 9 to 12
630 Huronia Rd



Discover Your Dream Home At 765 James Street In Innisfil! This Fully Renovated, Charming, And Cozy 2-Bedroom, 2-Bathroom Bungalow Is Nestled Among Mature Trees, Offering Privacy And Tranquility. With Nearly \$150K In Upgrades, This Home Boasts Heated Floors In The Kitchen, Bathrooms, And Sunroom, As Well As Quartz Countertops, An Open-Concept Kitchen With Stainless Steel Appliances, Pot Lights, Crown Moulding And Upgraded Cabinets. The Engineered Hardwood Floors, New Roof, Windows, AC, Front Foyer, Siding, Fencing, And Front Deck All Contribute To The Home's Modern Appeal. Enjoy The Convenience Of A Detached Double Garage With New Doors And A Driveway. The Sunroom Leads To A Large Deck And An Enormous, Lush Backyard With Gorgeous Gardens, Providing The Perfect Outdoor Space For Relaxation And Entertaining. This Fabulous Backyard Features Beautiful Mature Trees, Including Cherries And Apples, Raspberries, Vegetable Garden As Well As A Water Well At The Front And Many Perennial Flowers And Trees. Located Just Moments From Commuter Routes, Amenities, Schools, Golf Courses, And Parks, This Home Is Also Within Walking Distance To Lake Simcoe. Come For A Visit Today And Experience The Perfect Blend Of Modern Upgrades And Natural Beauty At 765 James Street.

Extras: All Existing Appliances: Whirlpool Stainless Steel Built-In Dishwasher, Whirlpool Stainless Steel French Door Fridge With Bottom Freezer, Whirlpool Stainless Steel Double Oven Stove, Stainless Steel Range Hood, Panasonic Stainless Steel Microwave, Whirlpool Front Load White Washer and Dryer, All Electrical Light Fixtures, All Window Coverings, Heated Floors, Pot Lights, Furnace, AC, Garage Door Opener And Remotes, Tree House At The Backyard, Gas Line for BBQ.

Rental: Hot Water Tank

Lot: 80.00 ft x 150.00 ft | Taxes: \$1,939.23/2024

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