

Property Features of
4 Porcupine Circle, Barrie

Exterior

- S.L Witty custom built home
- One of the largest lots in the development
- Mature trees and landscaping
- Irrigation system
- Shed for storage
- Upper deck and lower deck
- Wildwood Estates
- Attached double garage
- Ideally positioned moments from schools, shopping & walking trails of the Ardagh Bluffs Recreational Trail System
- 1hr 30 minutes to Toronto
- Roof - shingles (2018)
- Taxes: \$7683 approx

Interior

- 4 bedrooms
- 3 bathrooms
- 3356sqft
- Wood floors
- Open concept main floor
- Walk out lower level
- 9ft ceilings
- Kitchen/dining
- Living room/formal dining
- Family room
- Main floor primary suite
- Main floor laundry
- Furnace and air conditioning - YORK (2000)
- Water heater rented

Kitchen/Dining

- Bright open concept
- Peninsula with seating
- Plenty of cupboard and storage space
- Dining area with access to the upper deck
- Mature tree views

Living room & family room

- Double sided fireplace
- One side could be used as a formal dining room
- Big windows, bright space

Primary suite

- 4pc ensuite bathroom: bath tub, shower, vanity and toilet
- Lush greenery views
- Walk in closet space



Lower level

- Walk out to lower deck
- In-floor heating
- Light filled space
- Large rec room with fireplace
- Guest bedrooms
- Utility and storage space
- 3pc bathroom

Inclusions

- Appliances, window coverings, ceiling and wall lights

Exclusions

- Furniture indoor and outdoor, small appliances ie coffee maker

Updates

- Inground sprinkler system (2000)
- Radiant floor heating in lower level (2000)
- Home smart wiring, including alarm system, telephone & cable outlet in all living spaces and bedrooms
- Natural gas outlets for bbq grills
- Central vacuum (2000)
- Oversized windows in kitchen, living room & downstairs windows (2000)
- Granite countertop in kitchen (2005)
- Double sided gas fireplace (2000)

Utilities

- Hydro - \$900 - \$1,200/yr
- Gas - \$2000-\$2500/yr
- Water - \$600-\$800/yr

Additional services and costs

- Lawn cutting --\$250./month
- Snow removal- \$700 /season



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.