

4 PORCUPINE Circle, Barrie, Ontario L4N 7Z6

Client Full
Active / Residential

4 PORCUPINE Ci Barrie
Pending Board Approval

Listing ID: 40619399
Price: **\$1,349,000**



Simcoe County/Barrie/BA07 - Ardagh Bungalow/House

	Beds	Baths	Kitch
Lower	2	1	
Main	2	2	1

Beds (AG+BG): **4 (2 + 2)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **3,356**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,684/Plans**
 BG Fin SF: **1,672/Plans**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,683.00/2023**

Remarks/Directions

Public Rmks: **Immaculate, S.L Witty custom built home, nestled on a nearly half-acre lot (one of the largest in the development) on a private cul-de-sac surrounded by lush greenery. This Wildwood Estates residence seamlessly blends modern luxury with serene natural beauty. Ideally positioned for family living, moments from excellent schools, huge range of shopping & beautiful walking trails of the Ardagh Bluffs Recreational Trail System. Meticulously maintained exterior, featuring incredible landscaping and an efficient irrigation system. The property boasts upper and lower-level decks, both of which provide serene views of mature trees and exquisite gardens. Step inside to discover an impeccably finished home with an open concept layout. The main floor is highlighted by 9-ft ceilings and an expansive eat-in kitchen. Granite countertops and modern fixtures meet functionality, complemented by a walk-out to an upper deck. The family room, which can double as a formal dining space, features a 2-sided gas fp that connects to a cozy living room, adding warmth and charm to the space. Large windows throughout both levels ensure the home is bathed in natural light. The main floor also hosts a luxurious primary suite, complete with a spacious WIC and 5-pc ensuite bath; featuring glass shower and a generous soaker tub. The lower level offers a sprawling, bright space with hydronic in-floor heating for added comfort. It features a spacious rec room with a walk-out to the backyard, two additional bedrooms, and a 3-pc bathroom. This area is ideal for an in-law suite or additional guest accommodations. An oversized 2-car garage provides ample space and features an inside entry to the main floor laundry room, adding to the home's functionality and ease of living. 12 minutes to Barrie's vibrant food scene, exciting indoor and outdoor activities, excellent shopping opportunities, and packed calendar of festivals and events. Just 1hr 30 minutes to Toronto.**

Directions: **Ferndale to Wildwood to Porcupine**

Exterior

Exterior Feat: **Deck(s), Landscaped, Lawn Sprinkler System, Lighting, Patio(s), Porch, Privacy**
 Construct. Material: **Solid Brick, Stone** Roof: **Shingles**
 Shingles Replaced: Foundation: **Concrete** Prop Attached: **Detached**
 Year/Desc/Source: **1999//Owner** Apx Age: **16-30 Years**
 Garage & Parking: **Attached Garage//Private Drive Double Wide**
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone, Other**
 Water Source: **Municipal** Water Tmnt: **Water Softener** Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **0.470/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **52.17** Lot Depth (Ft): **Irregular**
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Arts Centre, Cul de Sac/Dead End, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Open Spaces, Park, Place of Worship, Playground Nearby, Public Transit, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Forest, Garden, Trees/Woods** Retire Com:
 Topography: **Wooded/Treed** Fronting On: **North**

Interior

Interior Feat: **Auto Garage Door Remote(s), Central Vacuum, In-law Capability, Water Heater, Water Softener**
 Security Feat: **Alarm System**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Separate Entrance, Walk-Out**
 Laundry Feat: **Main Level**
 Cooling: **Central Air, Radiant Floor**
 Heating: **Fireplace-Gas, Forced Air, Gas, In-Floor**
 Fireplace: **2/Natural Gas** FP Stove Op: **Yes**
 Under Contract: **Hot Water Heater** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Exclusions: **furniture indoor and outdoor, small appliances**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 168, PL 51M526 , S/T LT263504, S/T RIGHT FOR 5 YEARS FROM 1999/10/28 AS IN LT408731; BARRIE**
 Zoning: **R1** Survey: **None/**
 Assess Val/Year: **\$595,000/2023** Hold Over Days:
 PIN: **589130178** Occupant Type: **Owner**
 ROLL: **434204001761522**
 Possession/Date: **Other/** Deposit: **5%**

Brokerage Information

List Date: **07/29/2024**
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Todd Vanzuilekom, Salesperson
 Date Prepared: 07/29/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	14' 4" X 9' 4" X 9' 0"	4.37 X 2.84 X 2.74	
Dining Room	Main	14' 4" X 8' 7" X 9' 0"	4.37 X 2.62 X 2.74	Fireplace
Living Room	Main	15' 8" X 16' 7" X 9' 0"	4.78 X 5.05 X 2.74	Fireplace
Family Room	Main	15' 9" X 14' 6" X 9' 0"	4.80 X 4.42 X 2.74	
Primary Ensuite Bathroom	Main			5+ Piece
Bedroom Primary	Main	12' 11" X 16' 8" X 9' 0"	3.94 X 5.08 X 2.74	
Bathroom	Main			3-Piece
Bedroom	Main	13' 5" X 11' 9" X 9' 0"	4.09 X 3.58 X 2.74	
Recreation Room	Lower	29' 3" X 15' 7"	8.92 X 4.75	Fireplace, Heated Floor, Sliding doors
Bedroom	Lower	15' 6" X 13' 1"	4.72 X 3.99	
Bedroom	Lower	10' 3" X 15' 6"	3.12 X 4.72	
Bathroom	Lower			3-Piece

Desc: Jack and Jill of of Bedroom

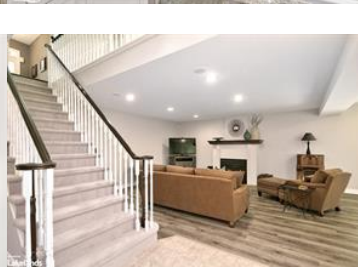
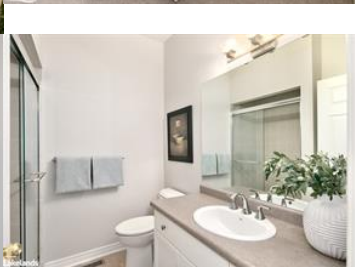
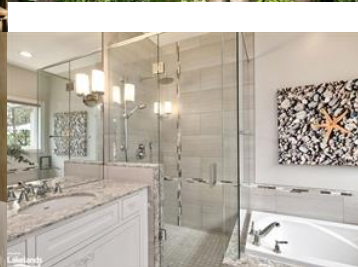
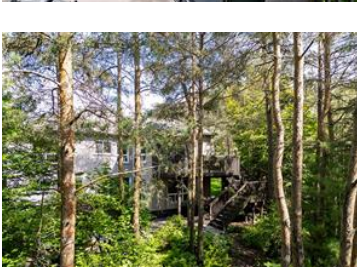
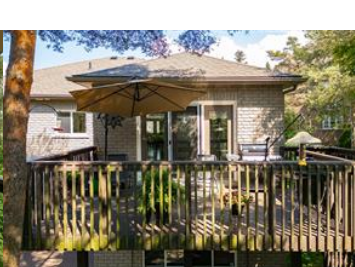
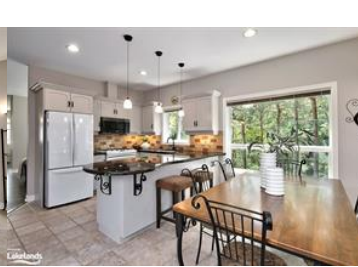
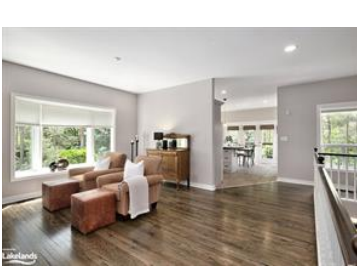
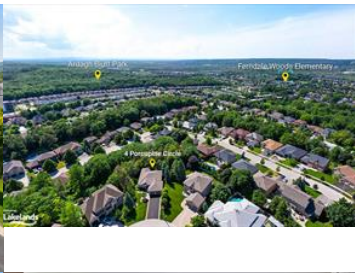
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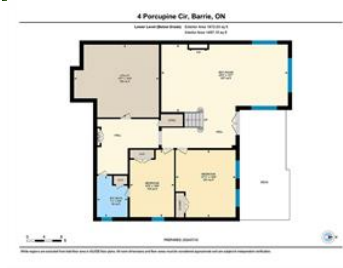
Click the LifeStyle Match button to prioritize which property features matter most to you.

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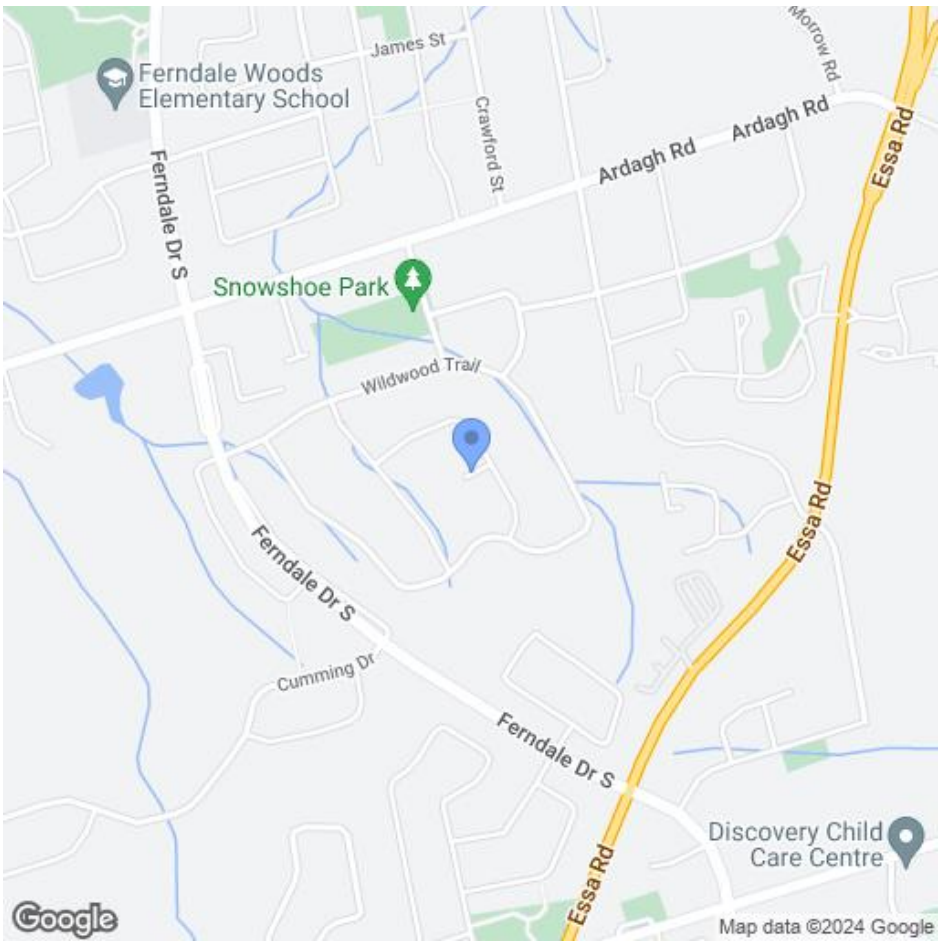
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Date: _____ Level:
 Information Statement:

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