

CHANTEL  
CRISP

REAL ESTATE TEAM



14 GRAND FOREST DRIVE



# GEAR UP FOR GRAND FOREST: YOUR NEXT GRAND ADVENTURE!

Welcome to this stunning 4-bedroom home in one of Barrie's most desirable neighbourhoods, where luxury, convenience, and adventure await at every turn. This property is not just a home but a gateway to a lifestyle filled with opportunities for exploration, relaxation, and memorable experiences. Conveniently located close to top rated schools, shops, and restaurants for effortless access to daily essentials and local amenities, this home is also just minutes from beautiful beaches, scenic trails, and various outdoor activities. It's the perfect choice for those seeking an active, outdoor-oriented lifestyle without compromising comfort or style. Step inside an open-concept family room adorned with a cozy fireplace and thoughtfully placed pot lights on the main floor, creating a warm, inviting ambiance. The adjacent eat-in kitchen is beautifully updated with sleek finishes and modern fixtures, perfect for casual dining and gatherings. A formal dining room provides the ideal space for hosting memorable meals and celebrations with family and friends. Venture outside to find a newly built deck that overlooks a large, fenced-in backyard, providing both privacy and space for entertaining. Surrounded by mature trees, this outdoor area offers an idyllic setting for barbecues, family gatherings, or simply unwinding in nature.

This home also features a private in-law suite perfect for hosting extended family members or guests. Additionally, the basement offers an excellent rental opportunity, having previously generated \$1,700 monthly rent. With its own separate entrance, this suite offers an upgraded kitchen complete with stainless steel appliances, chic wood shelving, and a stylish subway tile backsplash. The generous bedroom features a walk-in closet, while the open-concept kitchen and living area are bright and inviting, enhanced by sleek pot lighting. A separate second bedroom offers flexibility as a home office or additional storage space. Adding to the convenience and appeal, the home includes a stylish 4-piece bathroom and in-suite laundry.

Perfectly situated for leisure and commuting, this home is a mere 7 minutes from the GO station and just 10 minutes from Highway 400, providing easy access to nearby urban centers. The location places you at the heart of Barrie's natural beauty, with quick access to beaches, nature trails, and all the vibrant outdoor experiences that the area has to offer.

This Grand Forest gem is ready for your next grand adventure! Discover the perfect blend of luxury, convenience, and outdoor allure—come see what makes this home truly special.







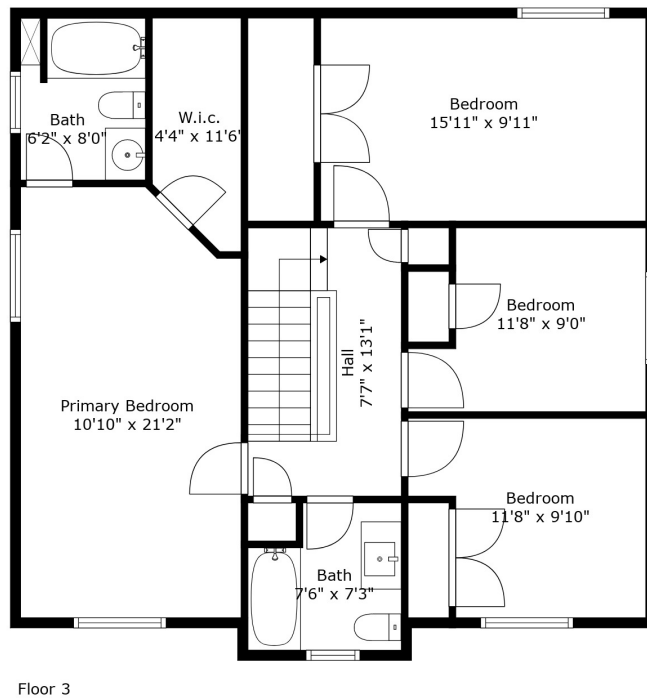
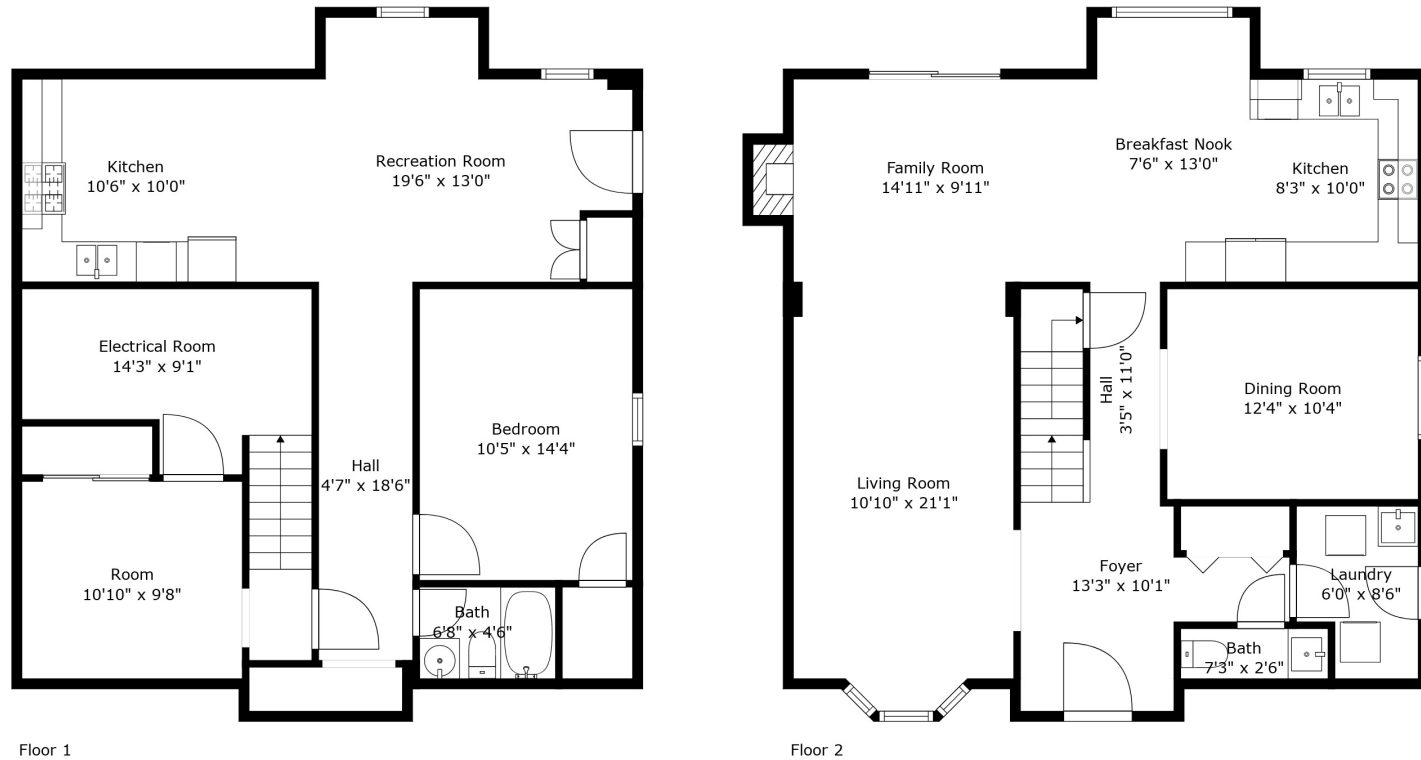


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SPECIFICATIONS

RECENT UPGRADES

- Year Built: 1990
  - Property Tax Year: 2024
  - Property Taxes: \$5806.16
  - # Of Beds: 4 + 1
  - # Of Baths: 4
  - Square Footage: 2988sqft
  - Attached Garages: 2
  - Driveway Parking Spots: 2
  - Total Parking Spots: 4
  - Included Chattels: All Appliances, 2 Fridges, 2 Stoves, 2 Dishwashers, Microwave, 2 Washers, 2 Dryers, All Electrical Light Fixtures, All Window Coverings.
  - Excluded Chattels: None
  - Rental Items: Hot Water Tank \$35/month
- Roof - 2019
  - Air Conditioning - 2023
  - Hot Water Tank - 2022
  - Windows - 2019
  - Basement - 2022
  - Kitchen - 2024
  - Primary Ensuite - 2024
  - All Eeavesdrop Including Soffits (leaf proof) - 2019









# Neighbourhood: Bayshore

Main Intersection: Big Bay Point & Yonge Street

- Transit Access: Yes
- Major Highways: Highway 400
- Hospitals: Royal Victoria Regional Health Centre, Sunrise Medical Centre, Huronia Health Centre, Spring Health Centre
- Groceries: Farm Boy, Zehrs, Sobeys, Walmart, M&M Food Market
- Shopping: Park Place Shopping Mall, Heritage Square, Home Depot, Village Market, Home Sense, Sport Check, Winners
- Coffee Shops: Starbucks, Tim Hortons
- Entertainment & Recreation: Barrie Kempettes Gymnastics Club, Vertical Zone Trampoline Centre, Trax and Waves, Galaxy Cinemas, Allandale Recreation Centre, LA Fitness
- Parks & Trails: Walkins Walk Trail, Valleyview Park, Doc Road Park, Golden Meadow Park
- Schools:
  - » Elementary: Algonquin Ridge Elementary School, Hewitts Creek Public School, École élémentaire La Source
  - » Secondary: Eastview Secondary School, Barrie Central Collegiate Institute







Contact us today for your private viewing.



**Chantel Crisp**  
BROKER

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