

108 Livingstone Street West

www.108LivingstoneWest.com



Your Community
REALTY
ROYAL LEPAGE
BROKERAGE INDEPENDENTLY OWNED & OPERATED

Vanessa Oliveira
Sales Representative

TEAM **ZOLD**

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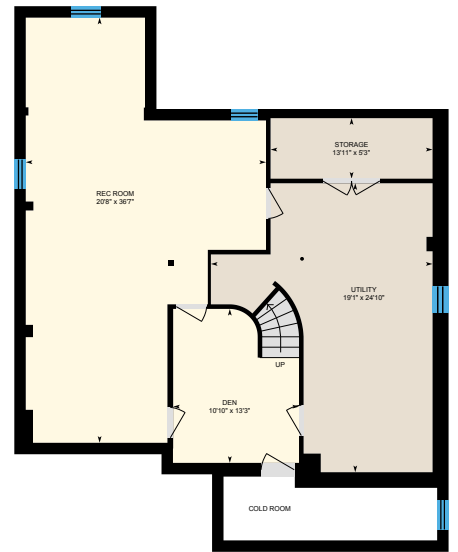
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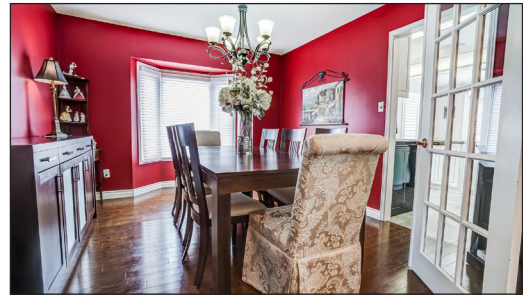


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2012-2019

Shawn Zigelstein
Sales Representative







PUBLIC SCHOOLS

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

West Bayfield ES

Designated Catchment School
Grades PK to 8
49 Ford St

Barrie North CI

Designated Catchment School
Grades 9 to 12
110 Grove St E

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



ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

The Learning Centres - Barrie Campus

Grades 9 to 12
320 Bayfield St

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. Marguerite d'Youville ES

Grades PK to 8 (Assigned)
240 Kozlov St

ÉEC Frère-André

Grades PK to 6 (Assigned)
273 Cundles Rd E

ÉSC Nouvelle-Alliance

Grades 7 to 12 (Assigned)
249 Anne St N

St. Joseph's Catholic High School

Grades 9 to 12 (Assigned)
243 Cundles Rd E

PRIVATE SCHOOLS

The private schools nearest to you are:



Barrie Montessori & Elementary Private School

Grades PK to 5
161 Hanmer St W

Sevenoaks Academy

Grades K to 8
190 Cook St

Unity Christian High School

Grades 9 to 12
25 Burton Ave

Heritage Christian Academy

Grades K to 12
79 Ardagh Rd

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.



Livingstone Park

130 Livingstone Street West



1 min

Hanmer Park

54 McDougall Dr



6 min

Victoria Woods Parks

116 Lillian Crescent



6 min

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 5 Sports Fields
2 Tennis Courts 3 Basketball Courts
1 Ball Diamond 2 Multi-Use Pads

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 58 minute walk away.

 **Nearest Rail Transit Stop**
Allandale Waterfront GO

 **Nearest Street Level Transit Stop**
Coles Street



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 4.53km.

 **Royal Victoria Regional Health Centre**
201 Georgian Dr

 **Fire Station**
15 Bell Farm Rd

 **Police Station**
20 Rose St

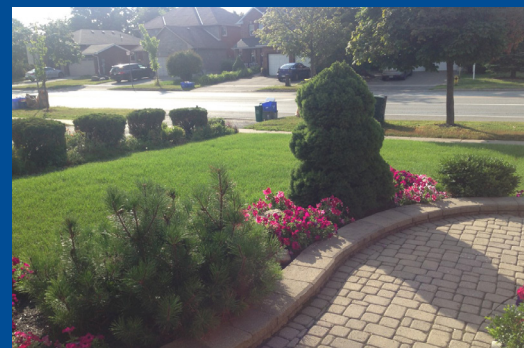
CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

 **Coffee**  **Gym**
 **Grocery**  **Gas Station**



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WAIT TILL YOU SEE THIS AMAZING FAMILY HOME

Backing to West Bayfield Park, This Warm And Inviting Home Has Been Updated Over The Years And Is Ready For You To Fall In Love With. The Room Sizes And Layout Are Amazing, And The Home Has Newer Windows, Floors, Spa Like Washrooms, Professionally Finished Basement, Custom Trimwork, Amazing Landscaping And Patio, Closet Organizers And More. Close To Schools, Shopping And Hwy 400 For Your Commute Down To The City.

Extras: All Electric Light Fixtures, All Existing Window Coverings, All Existing Appliances (Kenmore Stainless Steel Fridge, Kenmore Range Hood, Bosch Stainless Steel Built-In Dishwasher, Samsung Flat Top Stove, Samsung Red Washer and Dryer, Kenmore Chest Freezer and Kenmore Fridge in the Basement), Gas Fireplace (AS IS), A/C, Furnace, Humidifier, Storage Room Shelving, Garage Door Opener With Remote and Keypad.

Lot Size: 49.21 ft x 109.36 ft Taxes: \$4,923.00/2019

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