# WELCOME TO

193 Ferndale Drive South



Community<sup>\*\*</sup> YAL LEPAGE





Your Realtors

CHAIRMAN'S CLUB

Working For You!

905.731.2000 www.teamzold.com Shawn Zigelstein

193 Ferndale Drive South, Barrie





 Structure
 Structure
 CLO
 UTUTY
 KITCHEN
 KITCHEN
 Structure
 Structure

BEDROOM 14'1" x 13'1" 155 sq ft 3PC BATH 5'5" x 6'3" 34 sq ft

BEDROOM 11'1" x 10'1" 97 sq ft

CLO

Basement

























# **PUBLIC SCHOOLS**

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

#### Ferndale Woods ES

Designated Catchment School Grades PK to 8 170 Ferndale Dr S

# **Bear Creek SS**

Designated Catchment School Grades 9 to 12 100 Red Oak Dr

Designated Catchment School

ÉS Roméo Dallaire

Grades 7 to 12

736 Essa Rd

#### É Élém La Source

Designated Catchment School Grades PK to 6 70 Madelaine Dr

# **CATHOLIC SCHOOLS**

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

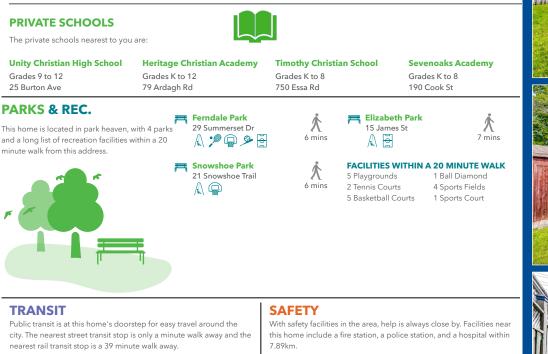
St. Catherine of Siena School Grades PK to 8 111 Summerset Dr

ÉÉC Frère-André Grades PK to 6 273 Cundles Rd E

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St. Joan of Arc High School Grades 9 to 12 460 Mapleton Ave

ÉSC Nouvelle-Alliance Grades 7 to 12 249 Anne St N



#### **Nearest Rail Transit Stop** Allandale Waterfront GO

Nearest Street Level Transit Stop Gore Drive

**Royal Victoria Regional Health Centre** 201 Georgian Dr **Fire Station** 250 Ardagh Rd Police Station

30 Maple Ave



# \*\*\*WELL MAINTAINED DETACHED BRICK BUNGALOW WITH DOUBLE GARAGE AND TWO (2) IN-LAW SUITES\*\*\*

Ideal For First Time Buyer, Investor, Or Downsizing. This Home Features 3 Bedrooms, Living And Dining Rooms, Eat-In Family Size Kitchen With Sliding Glass Door Walkout To Wood Deck And Yard, 4-Piece Main Bath, Window Coverings, Separate Entrance To Basement And Yard. Double Drive Leads To A Double Car Garage With Gas Furnace/Heater + Thermostat, 220Volt 30amp Plug For Compressor, Storage Mezzanine And Extra Fluorescent Lights - Ideal For Car Enthusiast Or As A Workshop. Plus A Roomy Garden Shed For All Your Gardening Needs Or Extra Storage. Lower-Level Features, 2 Kitchens, 2 Bedrooms, 2 Living Areas, 2 3-Piece Bathrooms, Window Coverings, Common Laundry, Ceramic Floors. Ideal For In-Law Suites, Nanny Quarters Or Extra Income. Close To Schools, Parks, Shops, Transit, Major Highway And Much More. Great Opportunity For First Time Buyer/Investor. Inlaw Suite/Income Potential. Two Separate Lower Level Suites, Shared Laundry, Garden Shed, Deck And Much More.

Extras Included: All Existing Appliances: Main: Fridge, Stove, Microwave Hood, D/I Dishwasher, Basement: 2 Fridges, 2 Stoves, 2 Microwave Hoods, Washer, Dryer, All Window Coverings, All Electrical Light Fixtures, Garden Shed.

Excluded: Ring Doorbell And Related Components

**RENTAL: Hot Water Tank.** 

Lot: 49.54ft x 109.58 ft | Taxes: \$4,235.00 / 2023

### **ALTERNATIVE & SPECIAL SCHOOLS**

Nearby alternative and special education schools include:

**Simcoe Shores Secondary** School Grades 9 to 12 630 Huronia Rd

320 Bayfield St

**The Learning Centres - Barrie** Campus Grades 9 to 12

