

WELCOME TO

193 Ferndale Drive South



Al DiRezze
Broker



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ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER



Shawn Zigelstein
Broker

193 Ferndale Drive South, Barrie



Main Floor



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

É Élém La Source

Designated Catchment School
Grades PK to 6
70 Madelaine Dr

ÉS Roméo Dallaire

Designated Catchment School
Grades 7 to 12
736 Essa Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Simcoe Shores Secondary School

Grades 9 to 12
630 Huronia Rd

The Learning Centres - Barrie Campus

Grades 9 to 12
320 Bayfield St



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 Somerset Dr

ÉÉC Frère-André

Grades PK to 6
273 Cundles Rd E

St. Joan of Arc High School

Grades 9 to 12
460 Mapleton Ave

ÉSC Nouvelle-Alliance

Grades 7 to 12
249 Anne St N



PRIVATE SCHOOLS

The private schools nearest to you are:



Unity Christian High School

Grades 9 to 12
25 Burton Ave

Heritage Christian Academy

Grades K to 12
79 Ardagh Rd

Timothy Christian School

Grades K to 8
750 Essa Rd

Sevenoaks Academy

Grades K to 8
190 Cook St



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.



Ferndale Park

29 Summerset Dr



6 mins



Elizabeth Park

15 James St



7 mins



Snowshoe Park

21 Snowshoe Trail



6 mins

FACILITIES WITHIN A 20 MINUTE WALK

5 Playgrounds

2 Tennis Courts

5 Basketball Courts

1 Ball Diamond

4 Sports Fields

1 Sports Court



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 39 minute walk away.



Nearest Rail Transit Stop
Allandale Waterfront GO



Nearest Street Level Transit Stop
Gore Drive



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7.89km.



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