

WELCOME TO

*36 Delaney Crescent*

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**Marek Kloda**  
Broker



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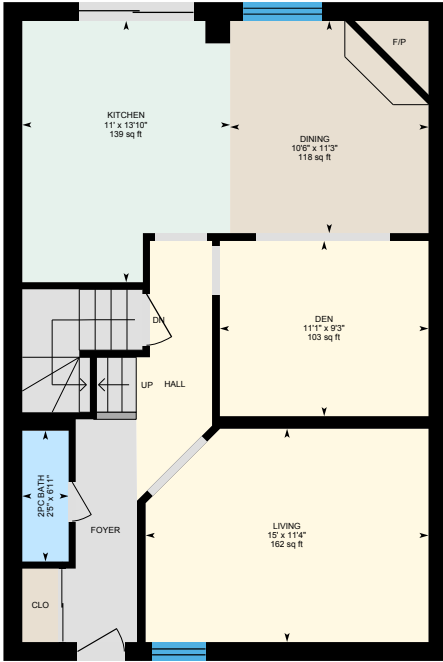


ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
LIFETIME MEMBER

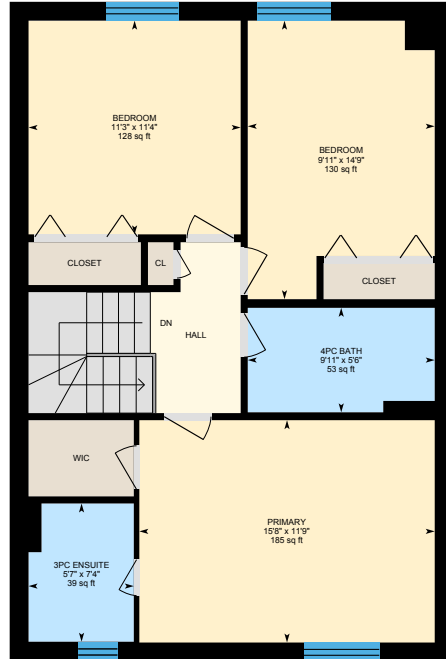


**Shawn Zigelstein**  
Broker

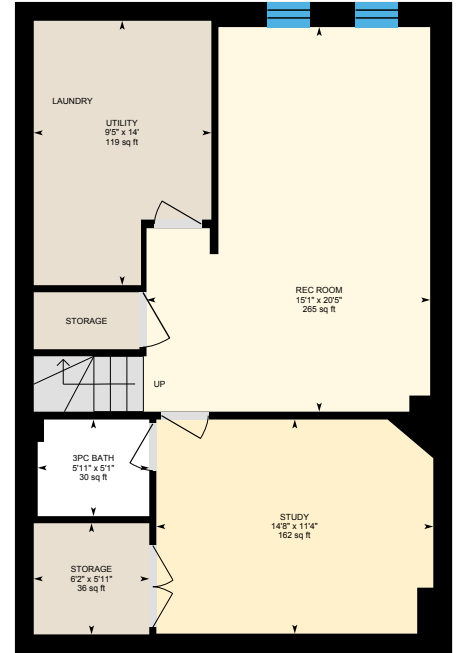
# 36 Delaney Crescent, Barrie



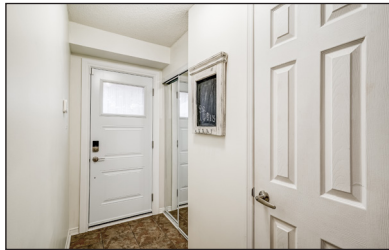
1st Floor



2nd Floor



Basement (Below Grade)





## PUBLIC SCHOOLS

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

### Emma King ES

Designated Catchment School  
Grades PK to 8  
383 Cundles Rd W

### 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.

### The Good Shepherd Catholic School

Grades PK to 8  
23 Cloughley Dr

### ÉEC Frère-André

Grades PK to 6  
273 Cundles Rd E

### ÉSC Nouvelle-Alliance

Grades 7 to 12  
249 Anne St N

### St. Joan of Arc High School

Grades 9 to 12  
460 Mapleton Ave

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Unity Christian High School

Grades 9 to 12  
25 Burton Ave

### Sevenoaks Academy

Grades K to 8  
190 Cook St

### Barrie Montessori & Elementary Private School

Grades PK to 8  
580 Bayfield St

### 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.



**Cundles Park**  
391 Cundles Rd W



3 mins



**Irwin Park**  
14 Irwin Dr



9 mins



**Barwick Park**  
49 Barwick Dr



7 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
4 Playgrounds  
2 Basketball Courts  
2 Ball Diamonds  
2 Sports Fields  
2 Sports Courts



## 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 59 minute walk away.



**Nearest Rail Transit Stop**  
Allandale Waterfront GO



**Nearest Street Level Transit Stop**  
Delaney Crescent



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 5.96km.



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



**Fire Station**  
155 Dunlop Street West



**Police Station**  
20 Rose St



Explore This Beautifully Updated Two-Story Brick Home, Boasting A Spacious Layout And A Finished Basement. The Heart Of The Home Features A Large, Modern Eat-In Kitchen Complete With An Island, Stainless Steel Appliances Including A Gas Stove And A Cozy Breakfast Area With Direct Access To A Multi-Level Deck. Enjoy The Privacy Of A Large, Fenced Backyard, Perfect For Entertaining. The Home Includes A Formal Dining Room, Two Full Bathrooms, And Two Half Baths, Providing Ample Space For Family And Guests. Upstairs, You'll Find Generously Sized Bedrooms With Large Closets. The Primary Bedroom Offers A Private Ensuite With A Shower And A Walk-In Closet, Creating A Serene Retreat. The Lower Level Is Fully Finished And Includes A Versatile Recreation Room, An Additional Large Room, And A Convenient Half Bath. Additional Highlights Include An Energy-Efficient Furnace, A Front-Load Samsung Washer And Dryer, And A Double Paved Driveway. Located Within A Short Walk To An Elementary School And Park, And Just A Few Minutes' Drive From Barrie Hill Farms, This Home Combines Comfort With Convenience. Perfect For Families Looking For A Blend Of Indoor And Outdoor Living!!!

Extras: All Electrical Light Fixtures, All Window Coverings, All Existing Stainless Steel Appliances: GE French Door Fridge with Bottom Drawer, Bosch Built-In Dishwasher, GE Gas Range, Vesta Range Hood, Samsung White Front Load Washer and Dryer, Furnace, Humidifier, AC, Entryway Coat Rack, Black Shelving Unit in The Basement.

Excluded: Basement Fridge, TV with Bracket in Primary Bedroom

Rental: Hot Water Tank, Water Softener

Lot Irregular: 30.02 ft x 118.44 ft | Property Taxes: \$4,041.40 / 2023

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