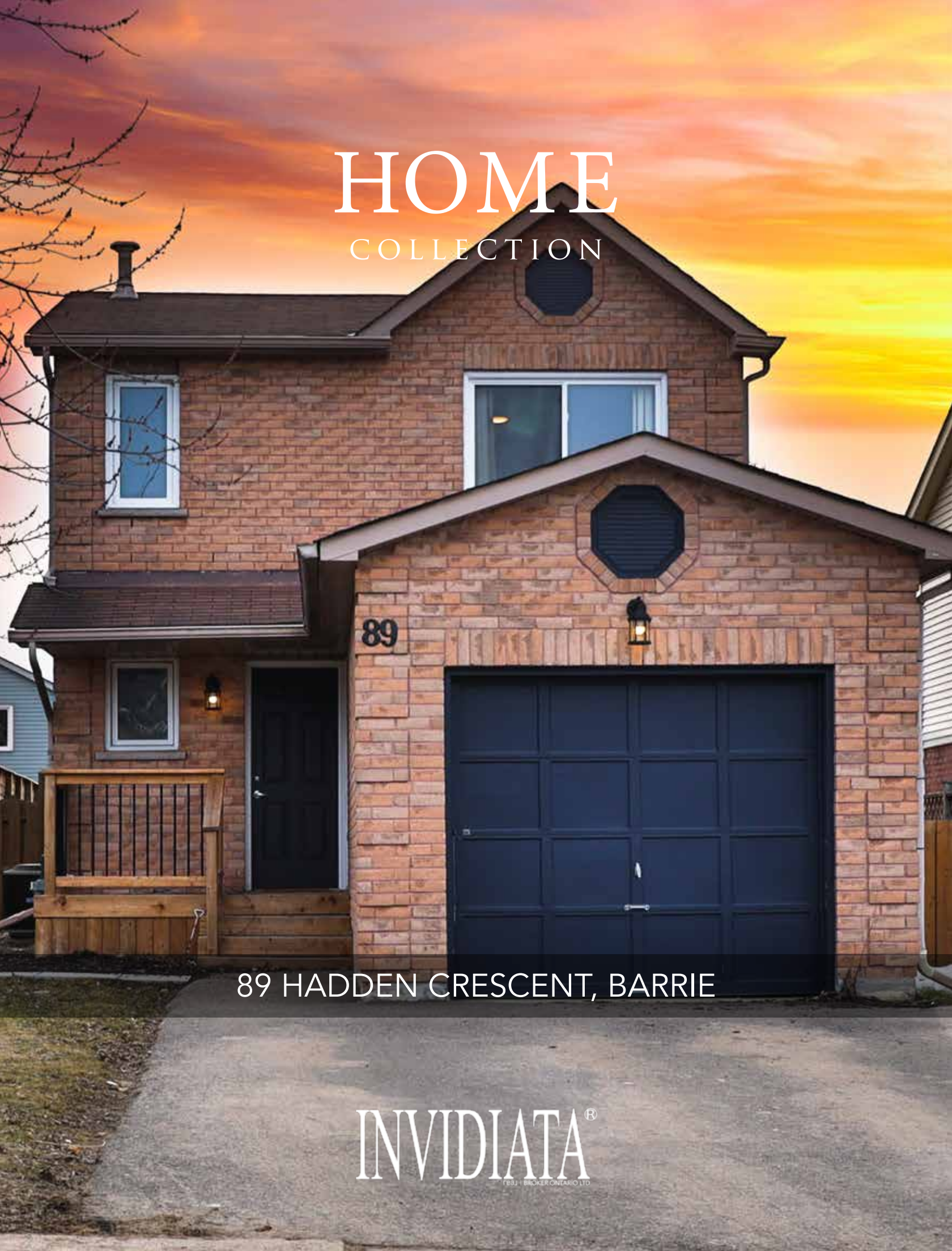


HOME

COLLECTION



89 HADDEN CRESCENT, BARRIE

INVIDIATA®
REALTOR BROKER ONTARIO LTD.



Turnkey Investment Property already with AAA tenants! Fully renovated legal duplex is in a sought after neighborhood!

Open concept with lots of natural light and completed with modern finishes throughout both units. The upper level has 1 bedroom + generous size den that can be a 2nd bedroom. Full kitchen with in-suit laundry and 4-piece bathroom. The lower level is partially above grade and features 2 Large Bedrooms, 4-piece bathroom, Gas Fireplace, In- Suite Laundry, And Access To Fenced Backyard. Tenant's currently providing \$3200 combined in cashflow.

The house also offers perfect opportunity for a young executive to live in one unit and rent out the other. Also a great home for couples just starting a family, one of the units makes for a great nanny or in-law suite.

Conveniently Located close To Shopping Malls, Schools, Highway 400, Public Transit, Parks, Barrie Country Golf Club, Johnson's Beach on Lake Simcoe and so much more!



LOWER LEVEL ENTRANCE





KITCHEN & BREAKFAST AREA





A living room with a white fireplace mantel and a large TV displaying a movie. A round dog bed sits on the floor next to the fireplace. A sofa is visible in the background near a window with blue curtains. The room has light-colored walls and a wooden floor.

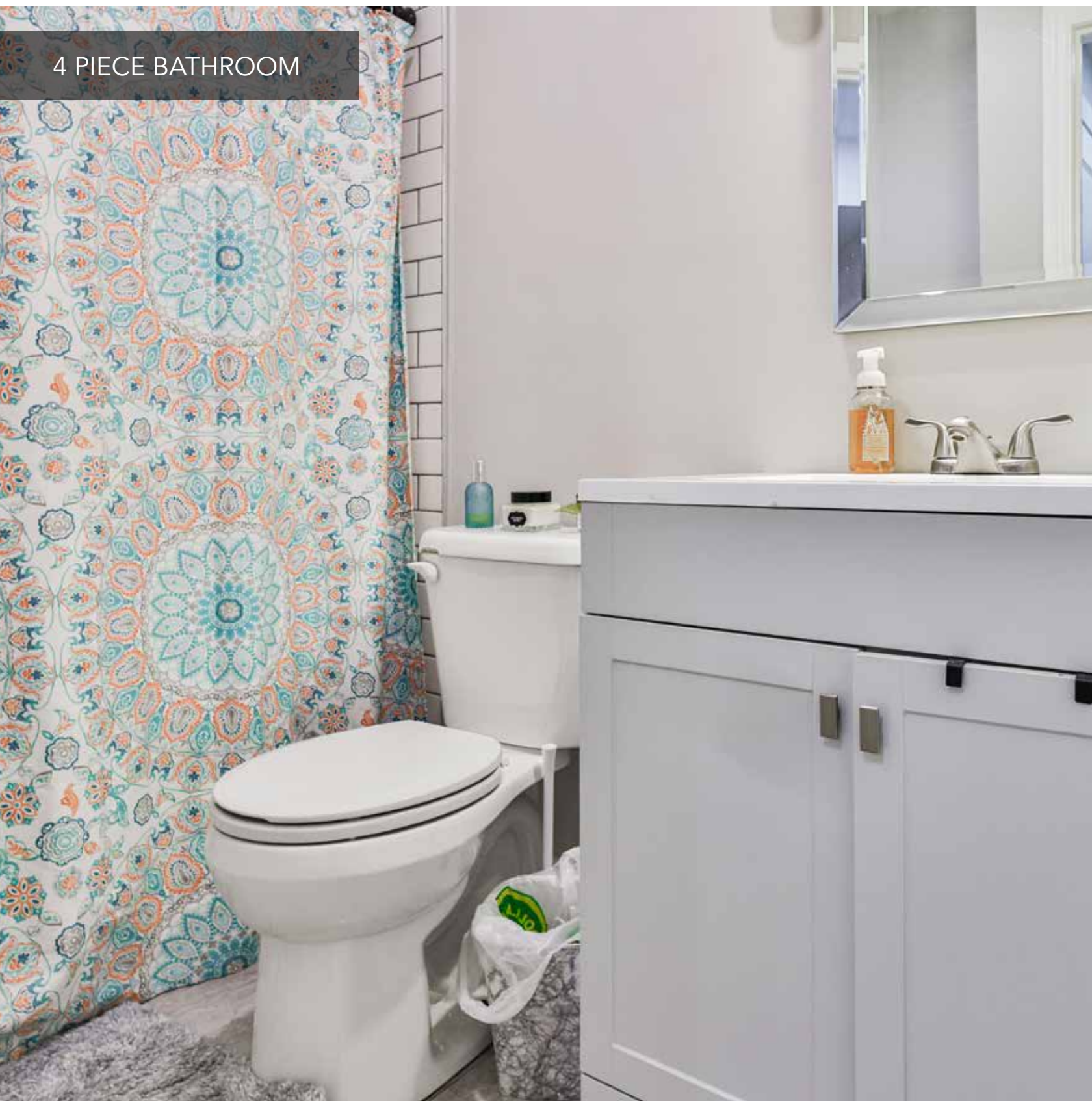


PRIMARY BEDROOM





4 PIECE BATHROOM





SECOND BEDROOM



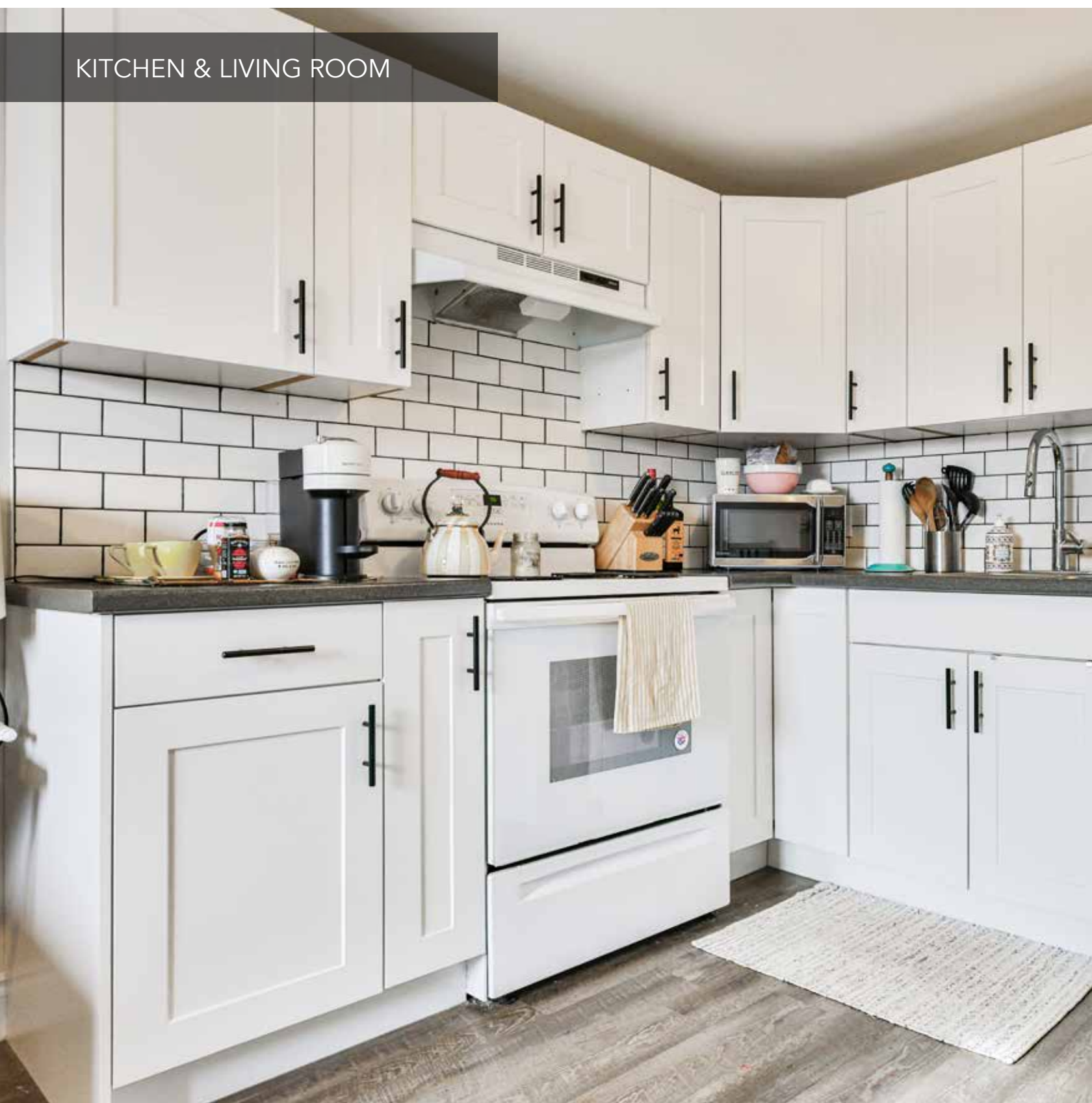


UPPER LEVEL ENTRANCE





KITCHEN & LIVING ROOM



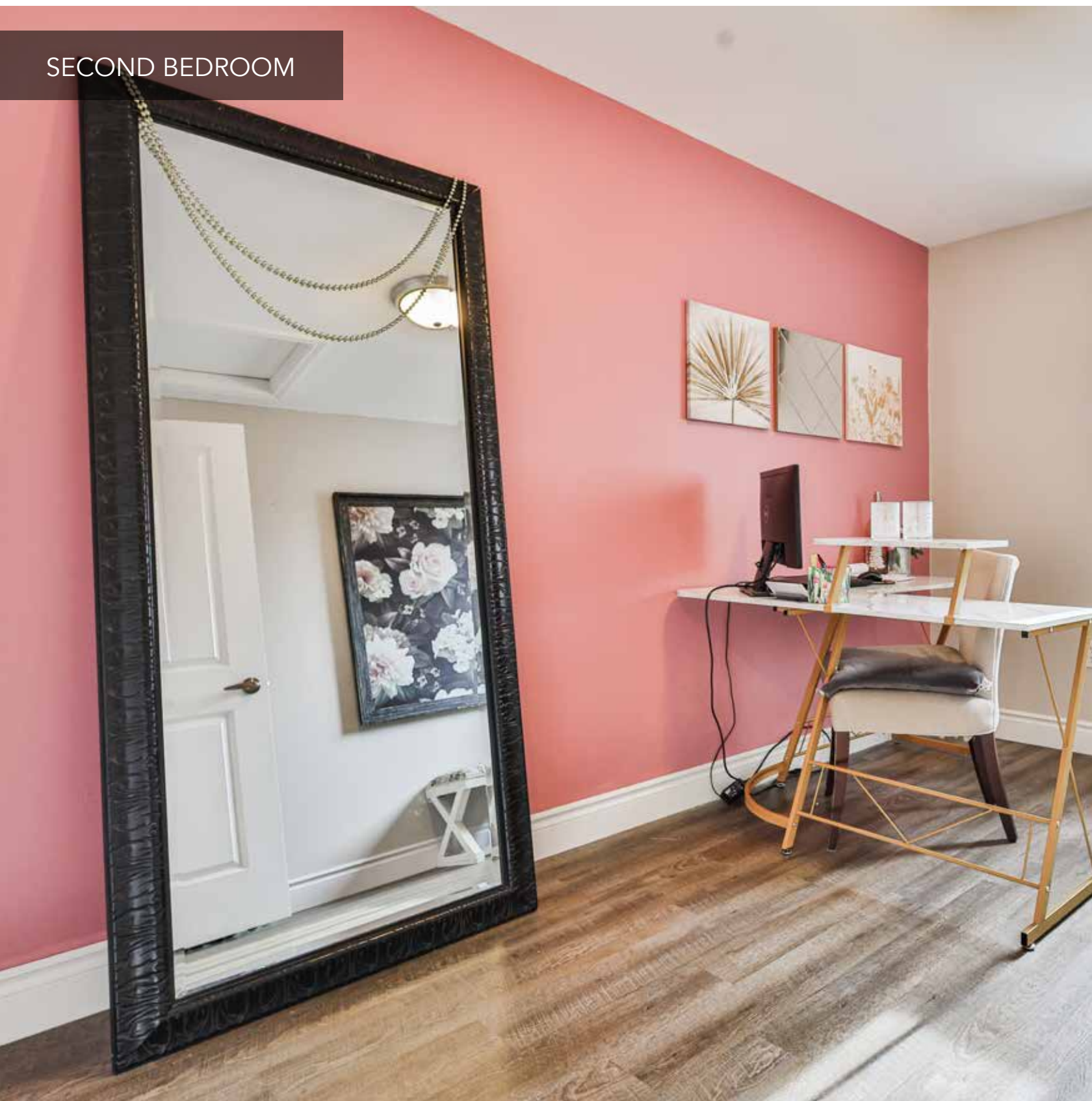


PRIMARY BEDROOM



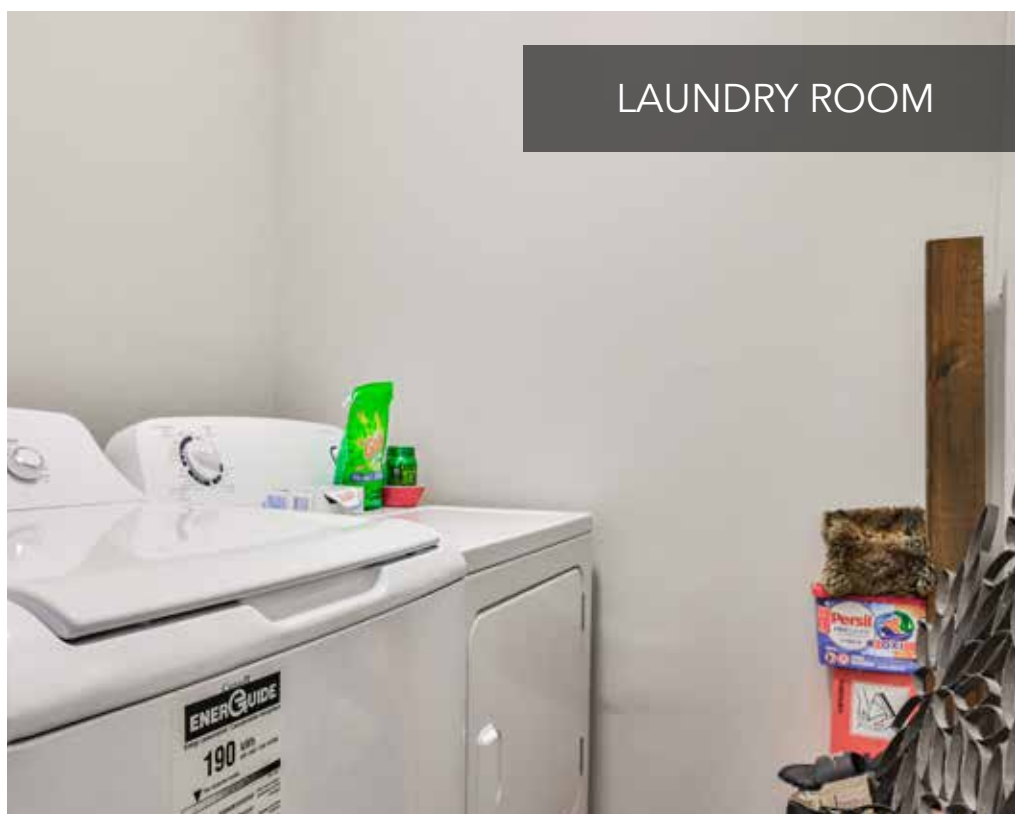


SECOND BEDROOM





4 PIECE BATHROOM



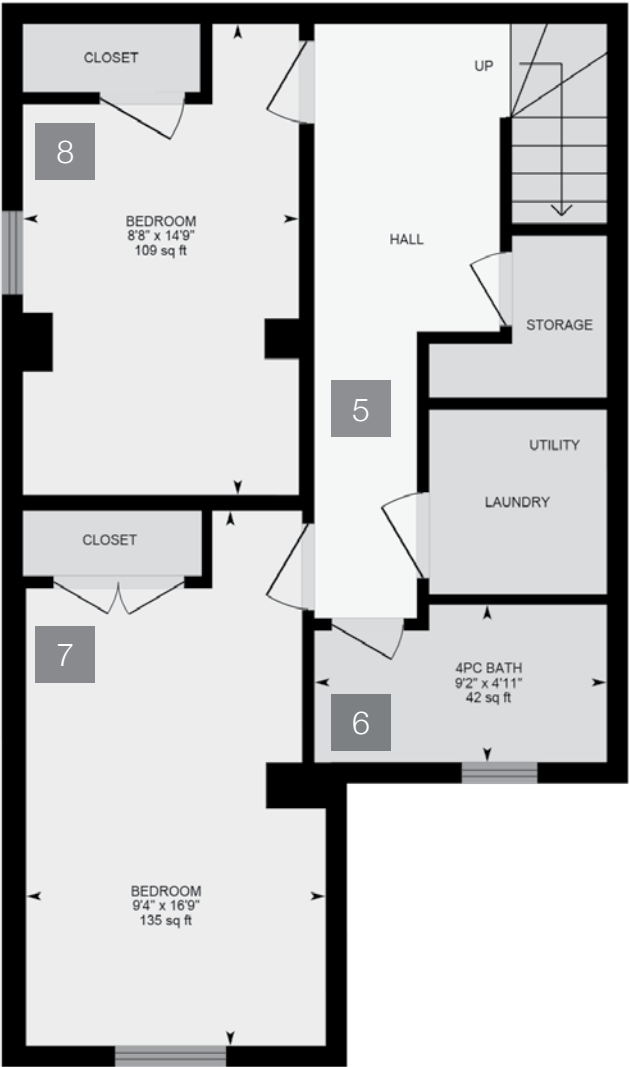
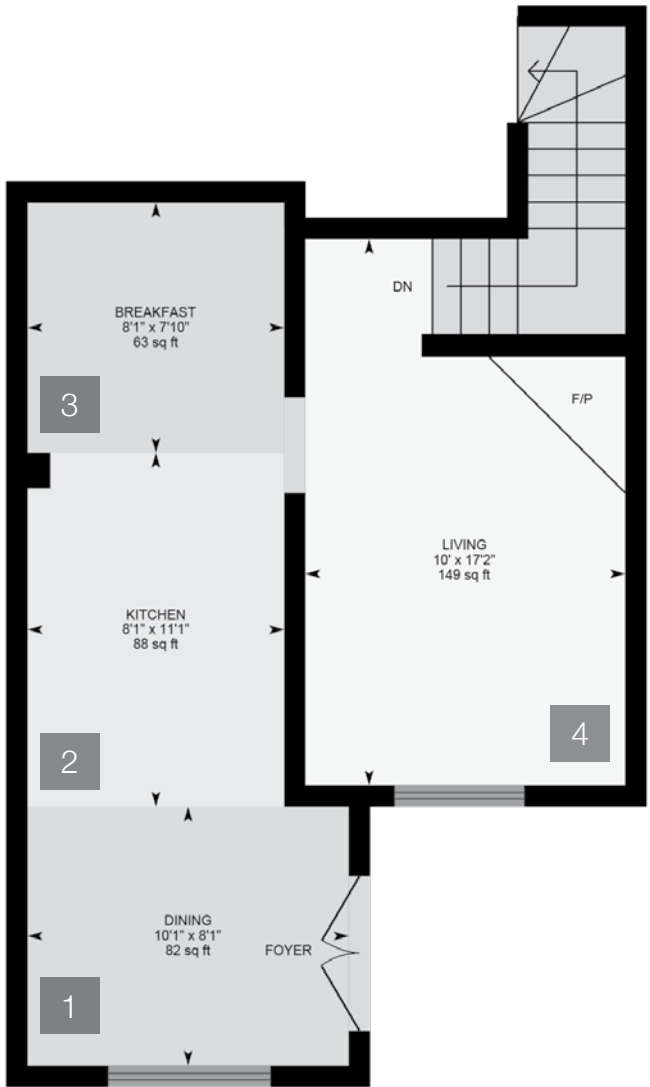
LAUNDRY ROOM

REAR GARDEN & AERIAL VIEW





FLOOR PLAN



89 HADDEN CRESCENT, BARRIE

SQUARE FOOTAGE

LOWER LEVEL APARTMENT: 509.26 SQ.FT

UPPER LEVEL APARTMENT: 794.54 SQ.FT





UPPER LEVEL INCLUSIONS

- All electric light fixtures
- All Ceiling fans
- All window treatments, drapery and rods
- Bathroom wall mirror
- Stainless Steel Microwave
- White oven and stove
- White Fridge
- White side by side washer and dryer

EXCLUSIONS

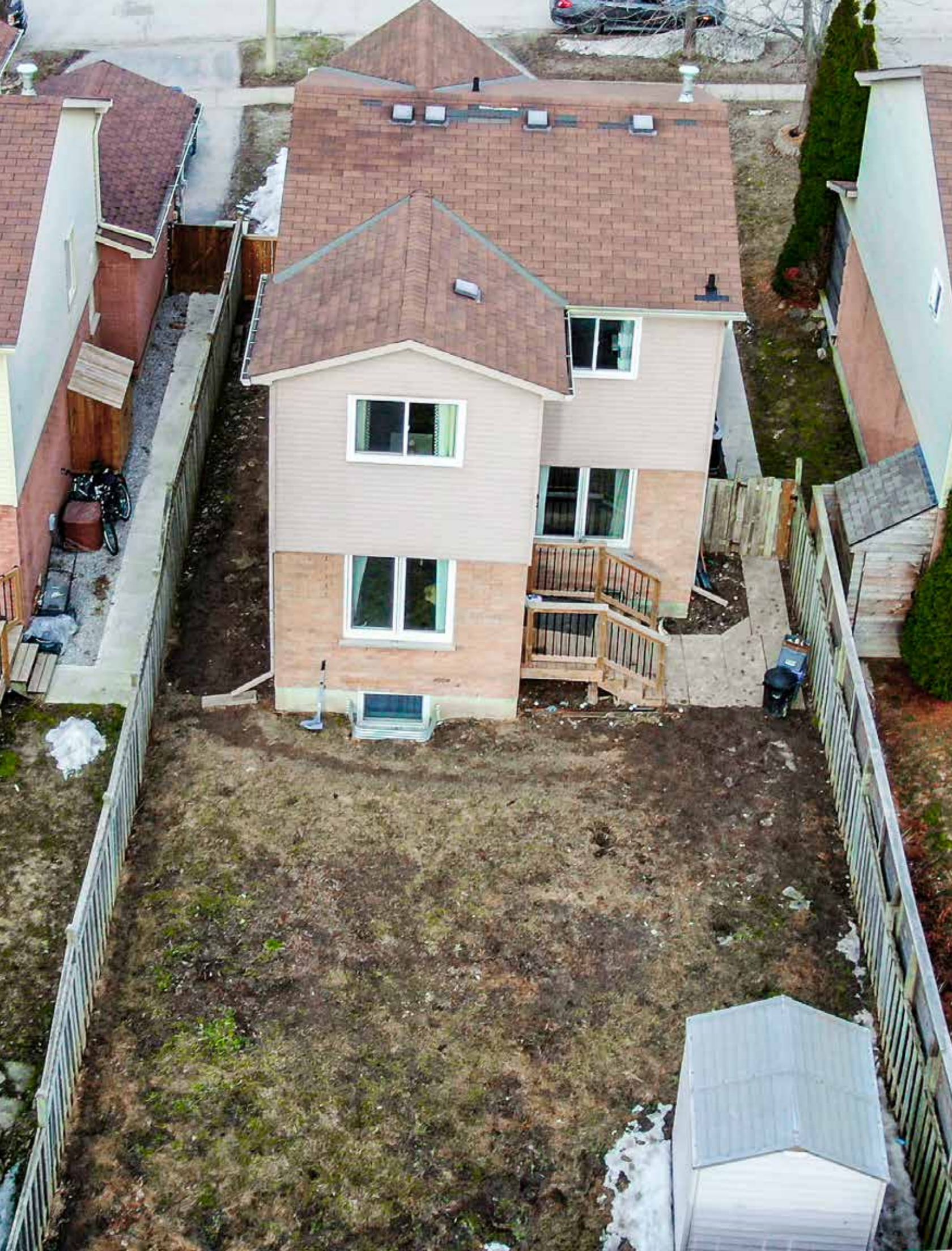
- All TVs and TV Brackets
- All floor standing mirrors
- Wood wine rack
- Coat wall hooks
- All artwork
- All wall art

LOWER LEVEL INCLUSIONS

- All electric light fixtures
- All window treatments, drapery and rods
- Bathroom wall mirror
- Stainless Steel Microwave
- Stainless Steel Dishwasher
- Stainless Steel Fridge
- Stainless Steel oven and electric burner stove
- Gas fireplace
- Stacked white washer and dryer

EXCLUSIONS

- All TVs and TV Brackets
- All artwork
- All wall art





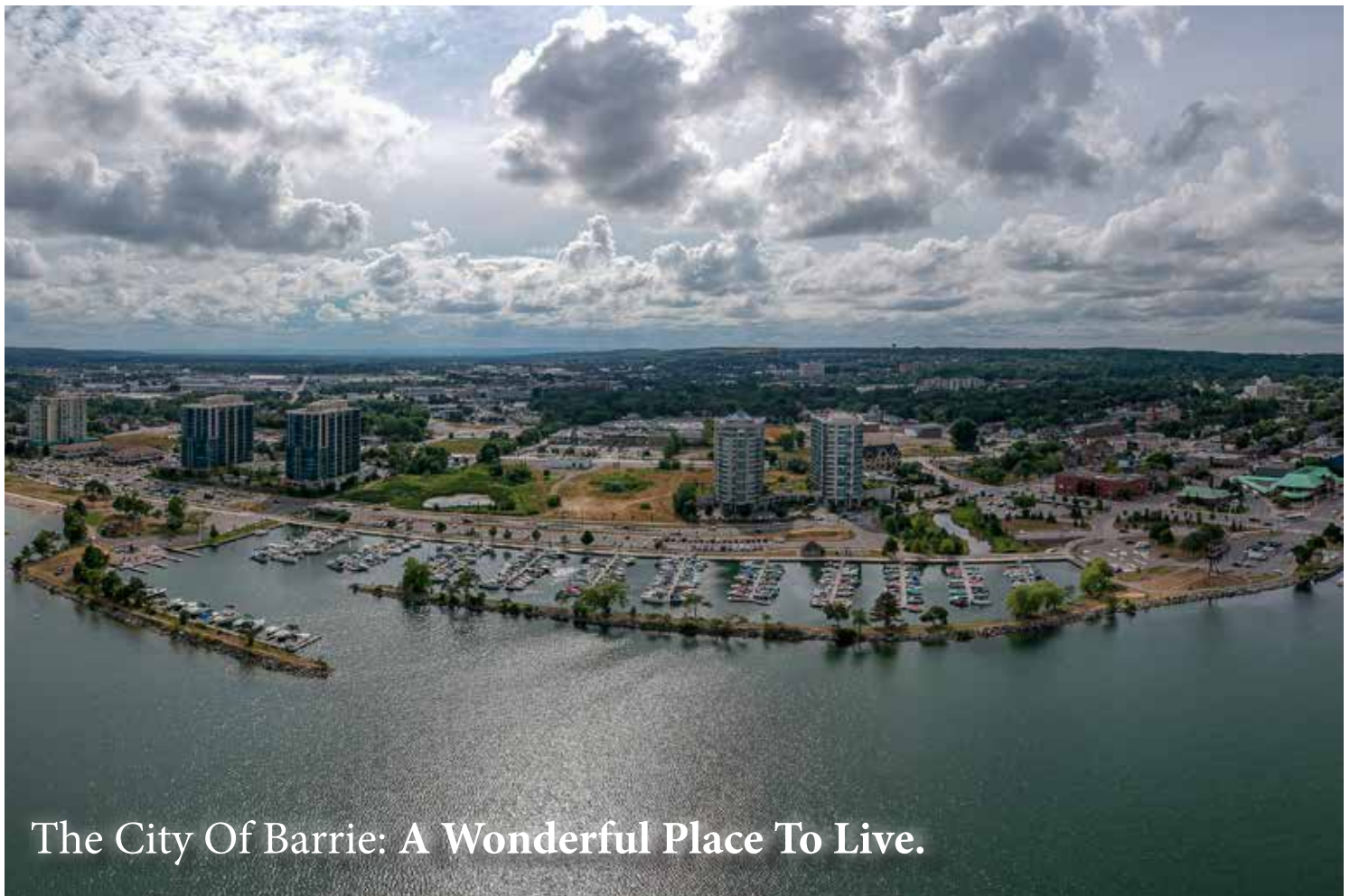
**DESIRABLE AND CONVENIENT.
THIS NEIGHBOURHOOD HAS IT ALL!**

PARKS

STOLLAR PARK
FERRIS PARK
MACMORRISON PARK
ARBORETUM SUNNIDALE PARK
ROBIN CRT. PARK

SCHOOLS

CUNDLES HEIGHTS PUBLIC SCHOOL
TERRY FOX ELEMENTARY SCHOOL
MONSIGNOR CLAIR ELEMENTARY SCHOOL
MAPLE GROVE PUBLIC SCHOOL
OAKLEY PARK PUBLIC SCHOOL



The City Of Barrie: A Wonderful Place To Live.

Barrie is a city in Simcoe County, Ontario, Canada, about 80 km (50 mi) north of Toronto. It is located on the shores of Kempenfelt Bay, the western arm of Lake Simcoe. It is a politically independent single-tier municipality within Simcoe County. Barrie is part of the extended urban area in southern Ontario known as the Greater Golden Horseshoe. As of the 2016 census, the city's population was 141,434, while the census metropolitan area centred on the city had a population of 197,059 residents.

THE INVIDIATA TEAM

With passion and vision, helping people realize their goals in real estate, and through the process, developing meaningful and lasting relationships.

Over the past 27 years, we have earned a reputation of excellence in Luxury Real Estate. Our specialized knowledge of the upper-tier market, housing features, and trends has uniquely positioned us to provide the highest level of service, expertise and competence to this exclusive segment of the market.

The Invidiata Team is comprised of people who share a similar work ethic, and philosophy of valuing people over properties.

professionals work together to ensure all the details of your sale are handled efficiently.

WE ARE COMMITTED TO UNDERSTANDING THE NEEDS
OF OUR CLIENTS.

THE INVIDIATA ADVANTAGE

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Top Quality Marketing - In-House Graphic Design, Photography & Printing.

Luxury & Lakefront Homes - Unmatched Knowledge & Experience in Luxury & Lakefront Properties

Worldwide Network - Exclusive International Memberships & Partnerships.

A Great Team - Over 170 Years of Combined Experience

The Invidiata Collection Magazine - 120,000 Copies per Year

Invidiata.com - #1 Most Visited Agent Website

Award Winning Results - A Consistent Reputation For Achieving Excellence.



CHRISTOPHER
INVIDIATA

Sales Representative

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