



26 Regalia Way
Barrie Ontario L4M 7H7
Barrie Innis-Shore Simcoe
SPIS: N **Taxes:** \$6,234/2024 **DOM:** 37

List: \$1,180,000 For: Sale

Detached
Link: N
Bungalow

Front On: N
Acre:

Rms: 6 + 4
Bedrooms: 3 + 1
Washrooms: 3
1x4xMain, 1x4xLower

Lot: 49.22 x 139.56 Feet **Irreg:**
Dir/Cross St: Prince William-Queensway-Regal
Directions: Prince William-Queensway-Regal

MLS#: S12229721 **PIN#:** 580912327
Possession Remarks: TBA

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Other Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Stone Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: No Pool: Above Ground Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Clear View, Family Room, Fireplace/Stove, Hospital, Lake/Pond, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Patio, Privacy Interior Feat: Auto Garage Door Remote, Built-In Oven, Central Vacuum, In-Law Suite, Primary Bedroom - Main Floor, Storage, Water Heater, Workbench Security Feat: Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: A Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to In Addition To Sale Price: Oth Struct: Fence - Full Survey Type: Unknown
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.75	x 10.99	Hardwood Floor	Combined W/Dining	Open Concept
2	Family	Main	18.01	x 12.01	Hardwood Floor	Fireplace	
3	Kitchen	Main	22.01	x 10.99	Eat-In Kitchen	W/O To Deck	
4	Prim Bdrm	Main	16.01	x 12.99	Hardwood Floor	W/I Closet	4 Pc Ensuite
5	2nd Br	Main	12.99	x 10.01	Hardwood Floor		
6	3rd Br	Main	12.99	x 10.01	Hardwood Floor		
7	Bathroom	Main	0	0	4 Pc Bath		
8	Rec	Lower	39.01	x 24.02	W/O To Yard	Fireplace	
9	Bathroom	Lower	0	0	4 Pc Bath		
10	4th Br	Lower	10.1	x 12.6			
11	Sitting	Lower	10.79	x 10.07			
12	Office	Lower	11.29	x 11.09			

Client Remks: Escape to Your Own Slice of Paradise Where the Whispers of Lake Simcoe's Breeze Mingle With the Rustling Leaves of Your Personal Green Space Sanctuary! This Stunning 3+1 Bedroom Bungalow Sits on a Generous 49 X 135' Lot and Offers an Impressive 4,000 Sq Ft of Living Space, Nestled at the End of a Peaceful Cul-de-sac for the Perfect Blend of Privacy and Community. A Beautiful Pond in the Backyard Enhances the Tranquil Setting, Creating a Truly Picturesque Retreat. Wake Up to Birds Singing and Unobstructed Nature Views From Your Backyard Retreat, Then Dive Into Summer Fun in Your Sparkling Above-ground Pool. Inside, 9' Ceilings Soar Above Gleaming Hardwood Floors, While Dual Gas Fireplaces Create Cozy Corners Throughout the Layout. Three Stylish Bathrooms and a Practical 2-car Garage Add to the Home's Appeal. Your Evenings Will Transform With Magical Sunsets Viewed From the Seamless Walkout Basement That Doubles Your Living Space, Where Everyday Life Feels Like Your Forever Vacation. Enjoy Urban Conveniences and Access to the Go Train Just Moments Away-all Within a Family-friendly Budget. Recent Upgrades: New Shingles 2022, Asphalt Driveway 2023, Front Door & Garage Door's 2024, Pool Liner & Pool Filter 2024.