

MODERN FAMILY LIVING WITH A REGISTERED INCOME SUITE

23 Carr Dr., Barrie ON

Welcome to this beautifully renovated and meticulously maintained family home in Barrie's sought-after Letitia Heights neighbourhood, where modern finishes, functional living spaces, and exceptional income potential come together in one outstanding property.

Offering over 1,675 square feet above grade, this impressive 3+1 bedroom, 3+1 bathroom home has been thoughtfully updated throughout with quality craftsmanship and timeless design. The bright, open-concept main floor features luxury vinyl plank flooring, a stunning renovated kitchen with modern finishes, spacious living and dining areas, a cozy wood-burning fireplace, and a convenient walkout to a private patio overlooking the fully fenced backyard—perfect for outdoor dining, entertaining, or simply relaxing with family and friends.

Upstairs, the spacious primary suite provides a peaceful retreat featuring stylish IKEA wardrobe cabinetry designed for exceptional storage and organization, along with a beautifully renovated private ensuite. Two additional generous bedrooms, an updated main bathroom, and the convenience of upper-level laundry complete the second floor.

A standout feature of this exceptional property is the fully finished, legally registered one-bedroom basement apartment with its own private entrance. Complete with a full kitchen, spacious living area, bedroom, and four-piece bathroom, it offers incredible flexibility for multi-generational living, extended family, guests, or an excellent opportunity to generate supplemental rental income.

Additional upgrades throughout the home include renovated kitchen and bathrooms, a striking Red Oak staircase, upgraded 200-amp electrical service, R60 attic insulation for enhanced energy efficiency, a widened driveway with parking for four vehicles, an attached 1.5-car garage, a CCTV surveillance system, updated exterior finishes including shingles, soffits, fascia, eavestroughs, and downspouts, as well as a fully fenced backyard providing privacy and plenty of space for children and pets to enjoy.

Ideally located close to parks, schools, walking trails, recreation centres, shopping, public transit, and convenient Highway 400 access, this move-in ready home offers the perfect combination of style, comfort, functionality, and investment potential. Whether you're searching for your forever family home or a property with built-in income opportunities, this exceptional registered duplex is one you won't want to miss.

Additional Home Information

Property Features:

- Detached 2-Storey Home
- Approx. 1,676 Sq. Ft. Above Grade, apartment 814 Sq. Ft
- 2 - 4 piece baths, 1 -3 piece bath, 1 - 2 piece bath
- 3 bedrooms upper level, 1 bedroom in apartment
- Built in 1988
- Fully Fenced Backyard
- Attached 1.5-Car Garage
- Private Double Driveway
- Parking for 4 Vehicles
- Municipal Water & Sewer

Heating & Systems:

- Furnace 2020
- Water Heater 2020 (rented)
- New Wood Fence 2023
- Shingles 2024
- Eavestroughs/fascia/soffits/downspouts 2024
- Main floor powder room 2025
- All kitchen appliances & washer/Dryer 2021
- Kitchen and main floor reno 2021
- R60 Insulation in Attic 2026
- Registered Duplex 2020
- Red Oak Staircase and railings 2023
- Widened Driveway (2020)
- CCTV Surveillance System with x4 Cameras (2021)
- 200amp Panel Upgrade (2020)
- LVP flooring
- Foundation cracks repaired (2020)

Estimated Annual Operating Costs:

- Property Taxes: \$4,602 (2025)
- Hydro: \$1,920.63
- Natural Gas: \$1,083.01
- Water/Sewer: \$1,070.92
- Water Heater Rental: \$509.24

Services:

- Cell Service
- Garbage & Recycling Pickup
- Internet Rogers, Bell

Interior Features:

- Updated Kitchen 2021
- Renovated Bathrooms
- Wood-Burning Fireplace
- Separate Dining Room
- Upper-Level Laundry Room
- Central Air Conditioning
- Forced-Air Natural Gas Heating
- Built-In Cabinetry in Primary Bedroom
- Walk-In Closet
- Primary En-suite Bathroom

Registered Duplex:

- Legally Registered Duplex 2020
- Separate Entrance
- One Bedroom
- Full Kitchen and separate laundry
- Family Room
- 4-Piece Bathroom
- Excellent Income Potential

Inclusions:

- Refrigerator x 2
- Stove x 2
- Built-in oven and microwave
- Dishwasher
- Washer & Dryer x 2
- Existing Electrical Light Fixtures
- Existing Window Coverings
- Ikea shoe cabinets and closets

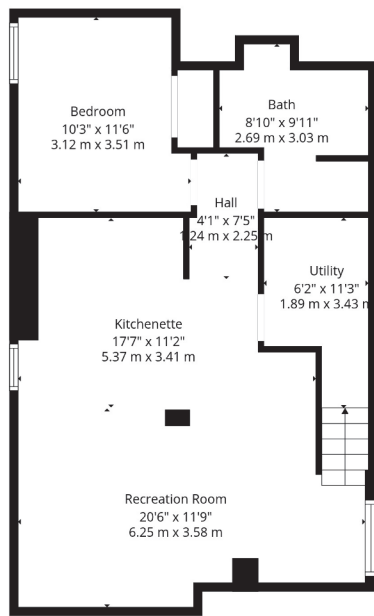
Exclusions:

- garage fridge
- chest freezer in closet
- x3 wall mirrors in front hall, stair well and master bed room (excludes/ bathroom mirrors)
- Bedroom bookshelf in bedroom

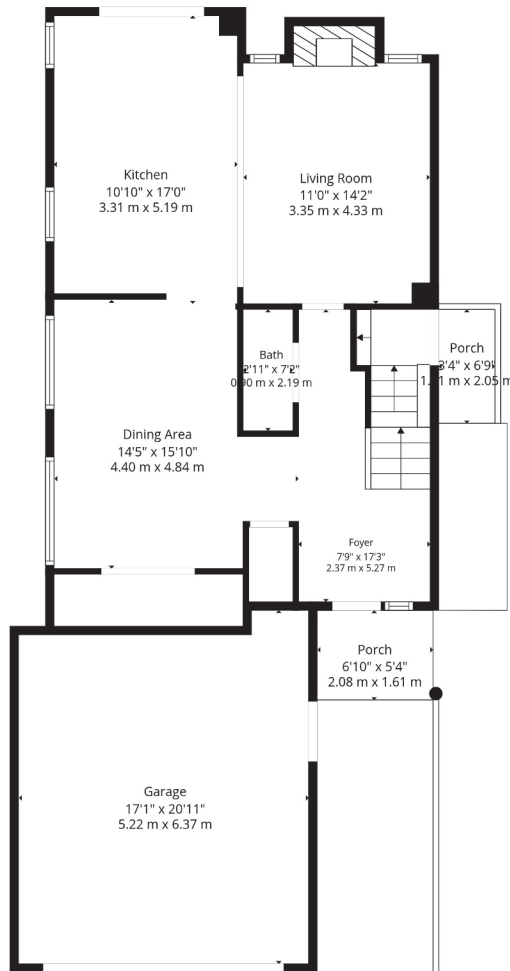
Neighbourhood Amenities:

- Letitia Heights Community
- Nearby Parks & Walking Trails
- Schools
- Recreation Centre
- Library
- Shopping
- Public Transit
- Hospital Access
- Convenient Highway 400 Access

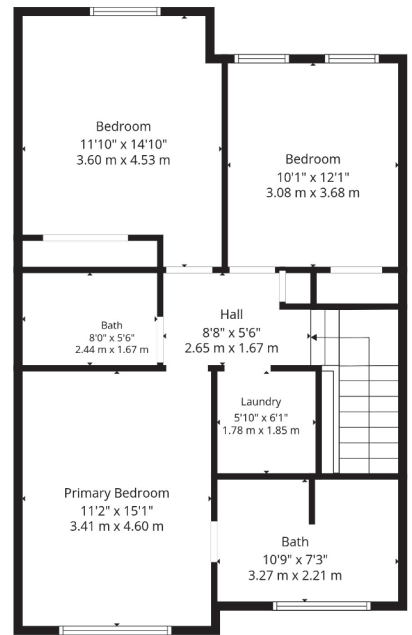
Floor Plans



Basement



1st Floor



2nd Floor

Total GLA: 1628 sq. ft, 152 m² | Total: 2801 sq. ft, 260 m²
 Basement: 670 sq. ft, 62 m² (Excluded areas 63 sq. ft, 6 m²)
 1st floor: 814 sq. ft, 76 m² (Excluded areas 440 sq. ft, 40 m²)
 2nd floor: 814 sq. ft, 76 m²

Floor Plan Measurements Deemed Highly Reliable But Not Guaranteed



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