

1214 BARRY LINE Road, West Guilford, Ontario K0M 2S0

Listing



Client Full
Active / Residential

1214 BARRY LINE Rd West Guilford

Listing ID: 40625293
Price: \$499,900



Haliburton/Dysart et al/Guilford

Bungalow Raised/House



Water Body: **Redstone River**

Type of Water: **River**

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,344**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,344/LBO provide**
 BG Fin SF: **0**
 Tot Unfin SF: **1,344**
 DOM: **15**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,513.70/2024**

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Remarks/Directions

Public Rmks: **Every once in awhile you come across a location and land that makes you say WOW! This 2.17 acre parcel has over 400' on the meandering Redstone River just outside of West Guilford in Haliburton County. Over 700' on the road as well offers extreme privacy from neighbours but is still on a full paved, township maintained road. The river area could be improved and swimming is possible with some imagination and together with the perfectly level lot it is made for kids! Now let's add the 3 bedroom, 2 bath home that has been freshly painted throughout in modern, neutral colours as well as the floors throughout being replaced (except baths and kitchen) with a modern vinyl plank floor. The home is vacant and is ready for you to move right in! Septic and Home Inspections have been performed with fantastic results so you don't have the expense of finding out what may be wrong, we did that already and have invested money to rectify most things found! A fabulous, well priced and value packed property. The bonus is a fully insulated, unfinished basement so think playroom, rec room, games room or whatever you need to add in the lower level that has full windows for brightness due to the raised back-split bungalow design!**

Directions: **From West Guilford follow County Road 7 to Barry Line Road to SOP**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **No Water View**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **None** Boat House:
 Shoreline: **Gravel, Sandy, Shallow** Frontage: **400.00**
 Shore Rd Allow: **None** Exposure: **North**
 Channel Name: Island Y/N: **No**

Exterior

Structure
 Exterior Feat: **Deck(s), Landscaped, Privacy, Year Round Living**
 Construct. Material: **Wood** Roof: **Asphalt Shingle**
 Shingles Replaced: Foundation: **Concrete Block** Prop Attached: **Detached**
 Year/Desc/Source: **1991/Completed / New/Estimated** Apx Age: **31-50 Years**
Site
 Property Access: **Year Round Road** Rd Acc Fee:
 Other Structures: **None** Winterized: **Fully Winterized**
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **6** Driveway Spaces: **6.0** Garage Spaces:
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **Yes**
 Services: **Cell Service, Electricity, High Speed Internet Avail**
 Water Source: **Drilled Well** Water Tmnt: **None** Sewer: **Septic**
 Lot Size Area/Units: / Acres Range: **2-4.99** Acres Rent:
 Lot Front (Ft): **706.00** Lot Depth (Ft): **194.00** Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee:

Surrounding Area

Area Influences: **Golf, Hospital, Landscaped, Playground Nearby, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**
 View: **Forest** Retire Com: **No**
 Topography: **Level, Sloping, Terraced, Wooded/Treed** Fronting On: **North**
 Restrictions: **None** Exposure: **South**
 School District: **Trillium Lakelands District School Board**
 High School: **Haliburton Highlands Secondary School**
 Elementary School: **JD Hodgson Elementary School**

Interior

Features and Access

Interior Feat: **Built-In Appliances, Separate Heating Controls, Water Heater Owned**
 Security Feat: **None**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Laundry Feat: **None**
Heating/Cooling/Fixtures
 Cooling: **None**
 Heating: **Baseboard, Electric**
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Dishwasher, Range Hood, Refrigerator, Stove**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:

Legal Desc: **PI LT 3 CON 6 GUILFORD PI 4 19K44Z/; DYSARI ET AL**
 Zoning: **RR5**
 Assess Val/Year: **\$212,000/2024**
 PIN: **392880240**
 ROLL: **462404100015801**
 Possession/Date: **30 - 59 Days/**

Survey: **Up-to-date/**
 Hold Over Days: **0**
 Occupant Type: **Vacant**
 Deposit: **20000**

Brokerage Information

List Date: **07/26/2024**
 List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#)

 Source Board: The Lakelands Association of REALTORS®
 Prepared By: Vince Duchene, Broker
 Date Prepared: 08/10/2024

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Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	19' 9" X 12' 11"	6.02 X 3.94	Vaulted Ceiling, Walkout to Balcony/Deck
Dining Room	Main	12' 9" X 10' 8"	3.89 X 3.25	
Kitchen	Main	10' 10" X 10' 0"	3.30 X 3.05	
Bedroom Primary	Main	13' 0" X 11' 7"	3.96 X 3.53	
Bathroom	Main	7' 6" X 4' 10"	2.29 X 1.47	4-Piece
Bedroom	Main	12' 11" X 9' 4"	3.94 X 2.84	
Bedroom	Main	9' 5" X 9' 4"	2.87 X 2.84	
Bathroom	Main	7' 5" X 7' 5"	2.26 X 2.26	4-Piece

Property Type is 'Residential'
Standard Status is one of 'Active', 'Conditional'
DTPYN is no
Street Name is like 'barry*'
Ordered by Mls Status, Current Price
Found 7 results in 0.02 seconds.