



THE HARTSINK TEAM



15 Nakiska Court
Barrie



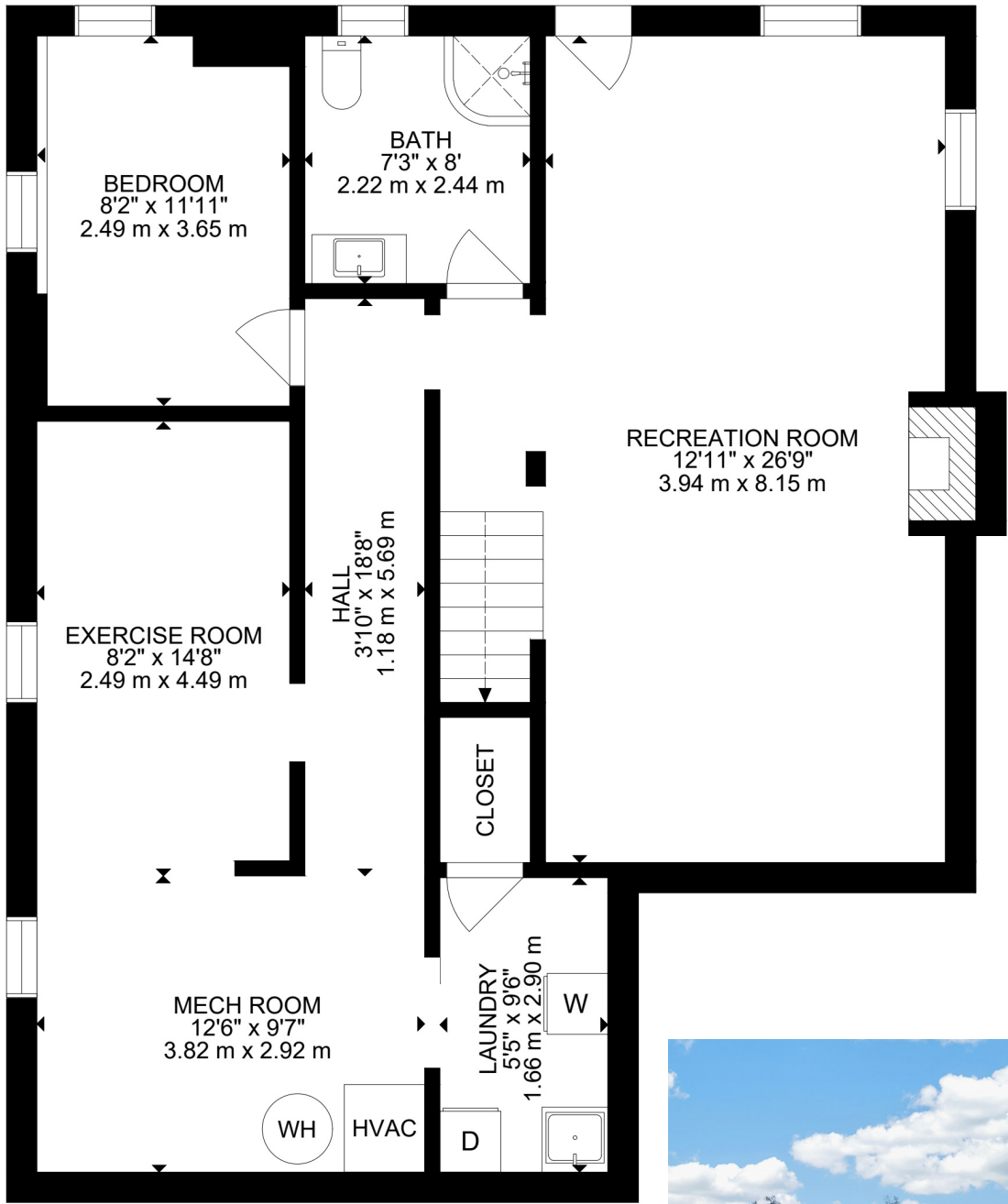
Guiding you home with confidence



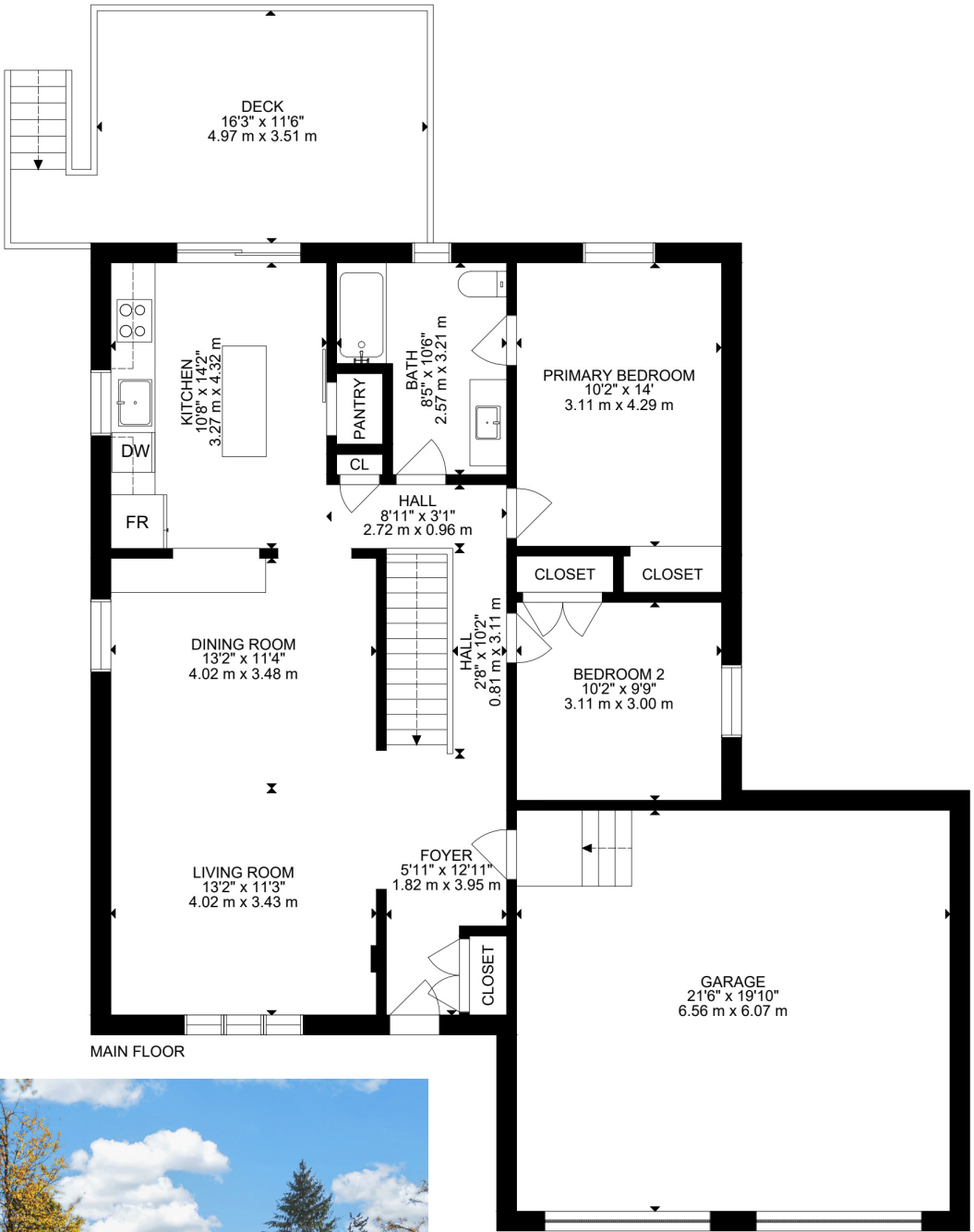




FLOOR PLANS



FLOOR PLANS



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HOUSE FEATURES

EXTERIOR

FRONT YARD

- Double-wide paved driveway with parking for 4 vehicles
- Interlocking stone walkway and front entrance landing
- Mature trees and cedar hedges
- Mulched garden beds with defined edging

GARAGE

- Attached 2-car garage
- Automatic garage door openers with remotes
- Built-in shelving
- Heated garage

BACKYARD

- Attached 2-car garage
- Fully fenced backyard
- Wood privacy fencing with lattice detailing
- Raised wood deck with black metal balusters (2023)
- Covered lower-level patio
- Hexagonal interlocking stone patio built-in wood planter boxes
- Gravel fire pit area with stone fire pit detached garden shed
- Backs onto green space

INTERIOR

MAIN LEVEL

FOYER

- Vinyl flooring
- Front entry door with half-moon window insert
- Pot lights
- Updated baseboards and trim
- Double entry closet

LIVING ROOM

- Vinyl flooring
- Large 3-pane bay window overlooking front yard (2022)
- Pot lights
- Updated baseboards and trim
- Honeywell Home thermostat

HALLWAY

- Vinyl flooring
- Semi-flush mount light fixture
- Updated baseboards and trim
- Natural wood handrail with

contrasting black metal balusters (2023)

- Interior access to garage

DINING ROOM

- Vinyl flooring
- 1 window overlooking side yard
- Modern chandelier
- Updated baseboards and trim
- Open to breakfast bar with seating for 3
- Bar fridge (2021)

KITCHEN

- Fully renovated (2021)
- Vinyl flooring
- Sliding glass door with access to deck (2022)
- Pot lights
- Updated baseboards and trim
- White Shaker-style cabinetry
- Black cabinet hardware
- Navy subway tile backsplash
- Laminate countertops
- Pull-out garbage cabinet
- Shiplap-accented island
- Skylight (2022)
- Pantry with barn door and built-in cabinetry

KITCHEN APPLIANCES:

- Whirlpool stainless steel stove
- Whirlpool stainless steel over-the-range microwave (2021)
- Whirlpool stainless steel dishwasher (2021)
- Whirlpool stainless steel refrigerator (2021)

4-PIECE BATHROOM

- Vinyl tile flooring
- 1 window overlooking backyard with blinds
- Vanity lighting
- Updated baseboards and trim
- Tub/shower combination with tile surround
- Built-in shower niche
- Oak vanity with storage
- Waterfall showerhead

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Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

INTERIOR

UPPER LEVEL

PRIMARY BEDROOM

- Vinyl flooring
- 1 window overlooking backyard (2022)
- Ceiling fan
- Updated baseboards and trim
- Double closet
- Direct access to bathroom

BEDROOM 2

- Vinyl flooring
- 1 window overlooking backyard
- Semi-flush mount light fixture
- Updated baseboards and trim
- Double closet

INTERIOR

LOWER LEVEL

RECREATION ROOM

- Vinyl flooring
- Carpeted basement stairs (2024)
- Walkout access
- 1 window overlooking side yard
- 1 window overlooking backyard
- Pot lights
- Updated baseboards and trim
- Electric fireplace with shiplap surround and wood mantel
- Built-in shelving
- Built-in bench

BEDROOM 3

- Vinyl flooring
- 1 window overlooking backyard
- 1 window overlooking side yard
- Pot lights
- Updated baseboards and trim

3-PIECE BATHROOM

- Vinyl tile flooring
- 1 window overlooking backyard with blind
- Vanity lighting
- Updated baseboards and trim
- Stand-alone shower with glass enclosure
- Oak vanity with storage
- Shiplap feature wall

HOUSE FEATURES

LAUNDRY ROOM

- Located on lower level
- LG stainless steel washer (2021)
- LG stainless steel dryer (2021)

UTILITIES:

- Heating: Trane natural gas furnace (2025, owned)
- Cooling: Central air conditioning (2022, owned)
- Water Heater: GE/Real Max (2025, owned)
- Electrical: 100-amp service with coppeR wiring
- Insulation: Attic insulation upgraded (2022)



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SCHOOLS

Simcoe County District School Board		Simcoe Muskoka Catholic District School Board	
ENGLISH			
JK- GR08	W.C. Little Elementary School	JK - GR08	St. Nicholas Catholic School
GR09 - GR12	Bear Creek Secondary School	GR09 - GR12	St. Joan of Arc Catholic High School
FRENCH IMMERSION			
GR01 - GR04	Ferndale Woods Elementary School	JK - GR06	ÉÉC Frère-André
GR05 - GR08	Ardagh Bluffs Public School	GR07 - GR12	ÉSC Nouvelle-Alliance
GR09 - GR12	Innisdale Secondary School		

School boundary information can be confirmed at:
<https://www.scdsb.ca/schools/Pages/Find-My-Local-School.aspx> & <https://schoolplanning.hcdsb.org/find-your-school/>



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