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KELLERWILLIAMS®
EXPERIENCE REALTY
BROKERAGE INDEPENDENTLY OWNED & OPERATED

5 Bedrooms & Loft



36 Stapleton Place, Barrie

*"Happiness is not something you
postpone for the future; it is
something you design for the present"*
Jim Rohn

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Key Property Features & Upgrades 36 Stapleton Place, Barrie



Interior Upgrades:

- Hardwood flooring on the second level (bedroom level) – *Installed in 2017*
- Loft upgraded with new flooring and professional painting – 2020
- Renovated main floor powder room – 2024
- Upgraded water softener system for the entire house – 2013
- Whole-home dehumidifier installed on furnace – 2013
- Full alarm system including motion detectors, cameras, door and glass break sensors – 2013

Doors & Entry Enhancements:

- Custom 2 ¼" thick, extra-wide solid wood front door by Grandeur Doors – 2016
- Custom extra-wide basement entry door with operational side light (over 65" opening) – 2022

Garage Improvements:

- Haas high-rated garage doors with aluminum capping – *Installed in 2019 by Access Entry*
- Chamberlain belt-drive garage door openers – 2020
- Custom wood storage rafters added in garage – 2019

Roofing & Drainage:

- New roof with transferable 15 Year warranty – 2022 (*CY Roofing Inc*)
- Extra-wide leaf guard eavestroughs installed by Reynolds Brothers – 2022. *This Includes extensions to main eaves from all six dormers.*

Windows & Natural Light Enhancements:

- Oversized custom windows on side elevation and walkout basement. Installed by original custom builder, Mancini Homes in 2006.
- Glass balcony inserts on second-floor balcony – 2019

Outdoor Features & Landscaping:

- Weatherproofed and refinished wood deck – 2024
- Custom stamped concrete patio – 2015
- Custom stamped concrete front walkway and side entrance – 2015
- Extra-wide and long concrete driveway – 2015
- Natural gas line to BBQ on main deck – 2013
- Custom-built shed in backyard – 2020
- Professional landscaping and regrading with armour stone by Gertsma Landscaping – 2017

Pool & Irrigation:

- New in-ground pool liner with foam floor and sides – 2021
- Full irrigation system for front/rear lawns and gardens, with rain sensor – 2015

Main Floor: 1106 sq ft Second Floor: 1349 sq ft Loft: 915 Sq Ft Basement: 1151 Sq Ft



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