

# 237 Hickling Trail, Barrie



Room to grow and then some!



**SOLD**  
**\$299,900**



## Key Features

Property Type	Single Family
MLS #	0908776
Bedrooms	4.2
Bathrooms	3.2
Year Built	1991
Square Feet	3,788
Taxes	\$3,310
Website	<b>237HicklingTrail.com</b>



## Property Description

This 2 storey home with 4 bedrooms up and 2 in the basement offers loads of living space for exceptional value. Recent upgrades include energy audit ('08), new A/C and furnace ('08), new roof ('06) and most windows replaced ('07). Close proximity to Georgian College, Royal Victoria Hospital and Hwy 400 make it a choice location.

## Property Highlights

### Main Level

Living space on the main floor includes an eat in kitchen, family room, dining room, den, office and laundry room. Inside access to the double car garage off of the large foyer.

### 2nd Floor

Four bedrooms including a spacious master with large ensuite. The main hallway also offers a full bathroom for the rest of the family.

### Basement level

Fully finished lower level offers 2 more bedrooms one with it's own bathroom, a huge bar/entertaining area and yet another full bathroom/laundry room (new in '08)



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