



## The Mill House, Barrie

**Location: Barrie**

**Acreage: 1.23 Acres**

**Price: \$815,000.00**

### The Mill House

This is the original Mill House to Tollendal, which has been lovingly modernized and updated. The house was moved from its original location on the ravine, looking over Lovers Creek to where it is now, in the middle of 1.23 acres. When it was moved, it was placed on a new foundation, with new plumbing, electrical and heating. It was also insulated from the outside, so you have all the charm and beauty of this old home, but with none of the issues sometimes related to old houses!

Enjoy the privacy from the treed lot, which backs onto Lovers Creek and environmentally protected lands, it seems like you are in the country, but only 5 minutes to the Go station and minutes to the waterfront in downtown Barrie. It is also a short walk to Brentwood Marina. This home has been extremely well cared for, and is full of character with the original hardwood floors, trim and baseboards.

**Presented by**

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**Bathrooms : 3**

**Bedrooms : 4**

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REAL ESTATE LIMITED

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The front door opens into the foyer with the original wood staircase, and this foyer connects to the living room and the kitchen, dining room.

The Kitchen, dining room and family are one very large room, with original hardwood floors, original wainscoting, and two sets of French doors that connect to the wrap around veranda and patio area.

The patio area is hidden behind the house and overlooks the beautiful ravine and treed land.

The kitchen has recently been redone, with a stunning custom kitchen from one of Barrie's well known cabinet makers. It has quartz countertops, a very large pantry and the backsplash behind the stove is the original brick from the cookstove. The view from the kitchen is to the very private patio area and ravine.

The large living room has the beautiful original fireplace which could have a zero clearance gas or electric fire installed inside. The office and spare room are both located off of the living room, with windows to the ravine.

There is a door off of the family room that is a second staircase leading to what was the servants quarters. This amazing space is a bedroom with sloped ceilings, and an area that has extra beds for kid's sleepovers! It could also be a homework or reading area. This area of the house has the laundry room and a 3 piece bathroom for that bedroom.

The large master bedroom also has an original fireplace that could be easily converted. The ensuite has a glass shower with stone floor, a large vanity and a soaking claw foot tub. There is also a large walk in closet.

The other upstairs bedroom also has a walk in closet, something that is usually missing from homes of this era.

This home is set far back from the street, with a double car garage.

The property is landscaped with beautiful perennials, and a small waterfall pond. It is private and quiet but also so close to many amenities that Barrie has to offer.