



NEIGHBOURHOOD GUIDE

Ardagh Bluffs, Barrie

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Ardagh Bluffs is a southwest Barrie family community built around one of the city's largest natural areas - the Ardagh Bluffs trail network - with modern subdivisions on the surrounding streets.

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AT A GLANCE

About Ardagh Bluffs

Ardagh Bluffs is a southwest Barrie family community built around one of the city's largest natural areas - the Ardagh Bluffs trail network - with modern subdivisions on the surrounding streets.

KNOWN FOR

Landmarks across Barrie

- Centennial Beach & Kempenfelt Bay - Beach, boardwalk and the summer heart of the city.
- Downtown Barrie - Dunlop Street restaurants, galleries and waterfront condos.
- Georgian College - Major campus driving steady student rental demand.
- Ardagh Bluffs - Hundreds of acres of protected trails in the city's south-west.
- Sadlon Arena - OHL hockey and events venue off Bayview Drive.
- Barrie South & Allandale GO - Two rail stations feeding the commuter market.

LIFESTYLE

Everyday life in Ardagh Bluffs

HOUSING

Detached two-storey homes, bungalows, freehold townhomes and executive properties backing onto the bluffs.

SCHOOLS

Simcoe County District School Board and Simcoe Muskoka Catholic District School Board schools serve the community; confirm catchment by address.

PARKS & RECREATION

Ardagh Bluffs itself - hundreds of acres of protected forest and trails - plus neighbourhood parks throughout.

TRANSIT & COMMUTING

Barrie Transit routes, with Allandale Waterfront and Barrie South GO stations for the Barrie line.

SHOPPING & AMENITIES

Essa Road and Mapleview retail corridors for everyday needs and big-box shopping.



THE UPSIDE

What buyers like about Ardagh Bluffs

- Direct access to a major protected trail system
- Modern family housing stock
- Quick Highway 400 and GO access

WEIGH CAREFULLY

What to know before you commit

- Lots backing onto the bluffs command a premium - verify what you're paying for
- Car-dependent for most trips

ASK FOR THE CURRENT MONTH

How the Barrie market is behaving

Board figures for Barrie are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Ardagh Bluffs

If you're buying

Barrie's neighbourhoods differ sharply - the south end near Painswick and Innisfil Heights, the mature central pockets near the bay, and the growing north and west ends near Georgian College. Kaitlynn helps you match neighbourhood to purpose, whether that is a family home, a first purchase or a rental property.

If you're selling

Barrie sellers compete against a steady supply of new construction, so condition, staging and pricing precision matter. Kaitlynn markets to both local buyers and GTA buyers relocating north, which is where many of the strongest offers originate.



COMMON QUESTIONS

Ardagh Bluffs questions answered

Do bluffs-backing lots resell better in Ardagh?

Protected rear exposure generally supports value. Kaitlynn can show recent sales with and without it so the premium is measurable.

LIMITED-TIME SELLER OFFER

List Your Home for 1%*

Professional real estate representation designed to help you keep more of your equity.

*Terms and conditions apply. Limited-time promotional offer. Eligibility and cooperating brokerage compensation may vary. Contact Kaitlynn Martins for full details.

NEXT STEP

Get your free home valuation

Every street in Ardagh Bluffs trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

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Not intended to solicit buyers or sellers currently under contract with a brokerage. Information is deemed reliable but not guaranteed and should be independently verified. Kaitlynn Martins, Sales Representative, RE/MAX Your Community Realty Inc., Brokerage.

