



## NEIGHBOURHOOD GUIDE

# Downtown & Waterfront Barrie, Barrie

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Barrie's downtown wraps around Kempenfelt Bay, mixing century homes, condominium towers and a walkable restaurant and marina district.

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## AT A GLANCE

# About Downtown & Waterfront Barrie

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Barrie's downtown wraps around Kempenfelt Bay, mixing century homes, condominium towers and a walkable restaurant and marina district.

## KNOWN FOR

# Landmarks across Barrie

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- 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 Downtown & Waterfront Barrie

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## HOUSING

Century and mature detached homes, bayfront condominium apartments and converted multiplex properties.

## SCHOOLS

Established SCDSB and SMCDSB schools in the central neighbourhoods.

## PARKS & RECREATION

Centennial Beach, Heritage Park and the waterfront trail.

## TRANSIT & COMMUTING

Allandale Waterfront GO, Barrie Transit hub downtown.

## SHOPPING & AMENITIES

Dunlop Street retail, restaurants, the farmers' market and the marina.



#### THE UPSIDE

## What buyers like about Downtown & Waterfront Barrie

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- Genuine walkability and waterfront access
- Condo options with bay views
- Character housing near the core

#### WEIGH CAREFULLY

## What to know before you commit

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- Older homes need careful inspection
- Condo fees and building age vary widely

#### ASK FOR THE CURRENT MONTH

## How the Barrie market is behaving

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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 Downtown & Waterfront Barrie

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### 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

### Downtown & Waterfront Barrie questions answered

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#### Are Barrie waterfront condos a good buy?

Building age, reserve fund and view all affect resale. Kaitlynn reviews the status certificate and building sales history before you offer.

## LIMITED-TIME SELLER OFFER

### List Your Home for 1%\*

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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

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

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