



# 22 Barrie Ave

PRESENTED BY

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## Welcome Home



3



2



1



Semi-Detached









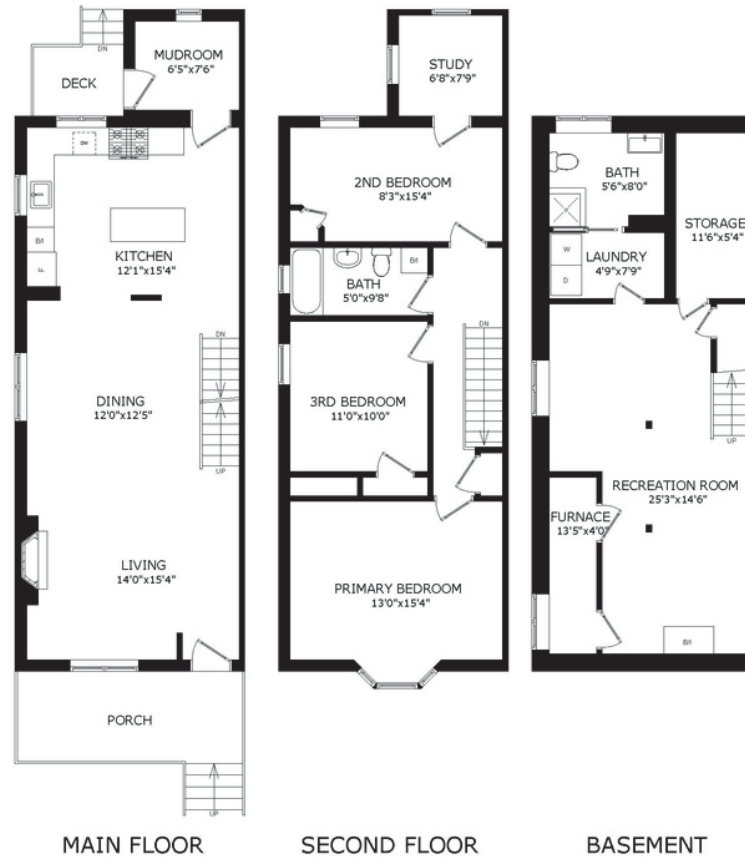








## 22 BARRIE AVE



SIZE AND LAYOUT ARE APPROXIMATE,  
BUYER TO VERIFY SIZES. WWW.HOUSHMAX.CA

# Floor Plans



















## *What our clients say...*

- Step into the heart of this great area and everything it has to offer.
- Convenient access to transit, makes travelling around the city easy.
- Walking distance to beautiful parks like Cedarvale Park & Humewood Park.
- Great schools just a short walk away makes school drop off a dream - Humewood Public school is super close by.
- Enjoy a coffee at Krave, or indulge with some yummy treats from Mabel's
- Stop in to What a Bagel or Romi's and take home some fresh baked delicious bagels.
- A true local must is the Saturday Farmer's Market at Wychwood Barns.
- The sense of community here is made with friendly neighbors & exceptional amenities.



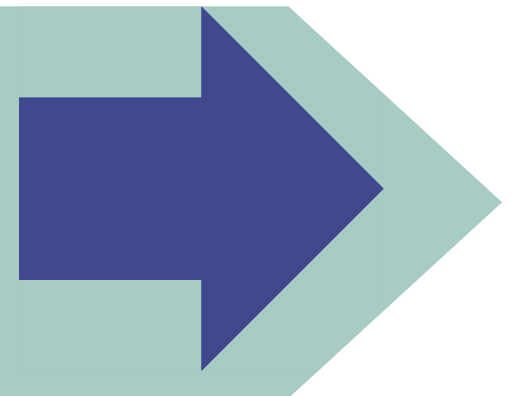
LOEWITH GREENBERG  
& Company



# 22 Barrie Ave



Welcome to your dream home in St. Clair West, where life is vibrant, walkability is off the charts, and everything you need is just a stroll away parks, top-rated schools, and some of the best cafés and restaurants in the city! The main floor is made for living big, with an open-concept flow that keeps everyone connected. The living, dining, and kitchen area is spacious, stylish, and made for gathering whether its Sunday morning pancakes, weeknight dinners, or impromptu dance parties (because yes, there's room for that!). A handy mudroom off the back keeps all the shoes, bags, and everyday chaos contained (goodbye, shoe pile!). Upstairs, you'll find three generously sized bedrooms, each with its own charm, plus a bright and cheery family bathroom where everyone actually has space to get ready in the morning. But wait there's more! The lower level is a total game-changer. Need a rec room for movie nights? Check. A home office for focus time? Got it Oh, and there's another full bathroom down here too because no one likes fighting over the shower in the morning. This is more than just a house, its the kind of home that makes life easy, fun, and full of possibility in a neighborhood where you actually want to run into your neighbors. Come see it, fall in love, and make it yours! Hurry Home!!! Close to everything fabulous walking distance to the park Cedervale, Humewood, The Wychwood Barns that is, to the school hello Humewood PS, cafes, restaurants too many to name, but if I wanted to name drop walk to Krave, Nodo, Emmas country kitchen who else can walk to a world class chocolate shop and delish bagels and baked goods at Mabel's, Romi's and What a bagel crazy good!!! Right!!! Everything and anything is easily enjoyed from this outstanding location.















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