



# 33 Tyrell Street, Simcoe (Lease)



Welcome to your dream oasis! Nestled on a quiet street, in a mature subdivision in the Town of Simcoe, awaits this completely renovated 3 bedroom home. Upon arrival, you're greeted by the inviting carport that not only offers convenient shelter for your vehicle, but also adds to the home's curb appeal. Stepping inside, you'll immediately appreciate the meticulous attention to detail and high-quality finishes that have been poured into every corner of this home. The main floor boasts an open concept design with a spacious living room complete with built-ins and fireplace; a beautifully designed kitchen with plenty of cabinet space, quartz countertops and brand new stainless steel appliances; and the dining room offers a view of the yard with patio doors. The upper level of the home boasts the primary bedroom with double closets and a 3 piece ensuite with walk in shower, 2 additional bedrooms and a 4 piece bathroom. The lower level offers more space with a large recreation room with fireplace and oversized windows allowing for plenty of natural light, a 3 piece bathroom with walk in shower and a laundry/utility room with walk out to the back yard. Situated on just over a 1/3 of an acre lot, this property backs to a ravine offering plenty of privacy and is fully fenced with a large in ground pool. Located close to amenities, this home ticks all the boxes! Asking \$3,500.00 per month MLS®

Bedrooms:	3	Bathrooms:	3
Water Source:	Municipal	Sewer:	Municipal Sewer
Heat Source:	Forced Air/Gas	Taxes:	\$3,249.70/2022
Sq. Ft.:	1,252 sq.ft	Lot Size:	93.83' x Irregular



**Rachel Larose**  
REALTOR®  
ABR®, SRS  
Rachel@EriesEdge.com

519.586.7922 | 519.426.2072

[www.EriesEdge.com](http://www.EriesEdge.com)

@EriesEdge @EriesEdge @EriesEdge

**Ray Ferris**  
BROKER OF RECORD  
MVA, e-Pro, ABR®, SRS  
Ray@EriesEdge.com

**Amie Ferris**  
BROKER REALTOR®  
ABR®, SRS  
Amie@EriesEdge.com