



INTRODUCING
116 BARONS STREET

JILL FEWSTER-YAN | ERIN GREGORY | JENNIFER GIBSON | MICHELLE TOON | LARRY YAN | RICARDO AGBAY JR
BROKER | BROKER | SALES REPRESENTATIVE | BROKER | SALES REPRESENTATIVE | SALES REPRESENTATIVE

116Barons.com 



ABOUT THE HOME

Step into the perfect blend of elegance and functionality at 116 Barons St, Kleinburg—a beautifully crafted 5 bed, 4 bath, semi-detached home offering over 2,390 sq ft of above-grade living space. Thoughtfully designed with countless upgrades, this home features hardwood flooring, soaring ceilings, and abundant natural light. The main level is ideal for entertaining and everyday living, offering a feature dining room for gatherings, a convenient powder room, and an open-concept kitchen & living room. This dream kitchen with corian countertops, stainless steel appliances and large island with seating flows seamlessly into the family-style living room with a gas fireplace and built-in bookshelves. A home office nook and a mudroom with backyard access adds practicality. The second level includes a bright primary suite with 4-piece ensuite, plus two additional bedrooms sharing a modern 4-piece bath. The rare third level is a true retreat—featuring two more bedrooms, a 3-piece bath, and a walk-out balcony where you can unwind and enjoy the view. Outside, a walkout to a private courtyard patio extends your living space, while the unfinished lower level provides future customization potential. With a 2 car garage and 1 car driveway pad parking, this property offers a lifestyle of comfort, convenience, and luxury.



ABOUT THE COMMUNITY

Located just north of Major MacKenzie Dr W and Highway 427, commuting is effortless with quick access to both the 400 and 427 highways. Just five minutes from the heart of Kleinburg Village, you'll enjoy an incredible selection of restaurants—from local favourites to fine dining—in nearby Vaughan, Bolton, and Woodbridge. For everyday needs, the New Kleinburg Market down the street offers Starbucks, Scotiabank, Cobs Bread, Longos, and Shoppers Drug Mart all in one convenient hub. Families will appreciate the close proximity to excellent schools, while golf enthusiasts can take advantage of the nearby courses for weekend recreation. With its blend of lifestyle amenities, shopping, dining, and commuter convenience, this neighbourhood delivers everything you need!



PROPERTY INFORMATION

Taxes:	\$4,711.18 (2025)	Inclusions:	Existing S/S fridge, stove & exhaust fan, dishwasher, washer and dryer, window coverings, electrical light fixtures, bathroom mirrors, gas fireplace, garage door opener and remotes, attached TVs
Lot Size: (as per GeoWarehouse)	Frontage: 27.89 ft Depth: 88.59 ft	Rental Equipment:	Hot Water Tank - \$31+HST/Month
Legal Description:	PART OF LOT 207, PLAN 65M4373, PTS 66 AND 67, 65R-34592; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR2012067; SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR2089939 TOGETHER WITH AN EASEMENT OVER PT LOT 207, PL 65M4373 PT 68, 65R34592 AS IN YR2089939 SUBJECT TO AN EASEMENT OVER PT 67, 65R34592 IN FAVOUR OF PT LOT 207, PL 65M4373 PTS 68 & 69, 65R34592 AS IN YR2089939 CITY OF VAUGHAN		
Parking:	2-car garage 1-car driveway pad parking	UPGRADES PURCHASED FROM BUILDER:	<ul style="list-style-type: none">· Premium tile selection· High end finishes, and fixtures· Custom extended kitchen cabinets and island· Custom third floor to include 2 bedrooms, closets & washroom· Custom painted staircase to match flooring· Custom shelving/cabinets and stone wall in living room· 2 additional pot lights in living room
Possession:	30-90 days		
Heating/Cooling:	Forced air gas furnace Central air conditioning		
Electrical:	100 amp service		

A pre-list home inspection was provided by Tom Woolley from The Home Check, September 12, 2025. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.