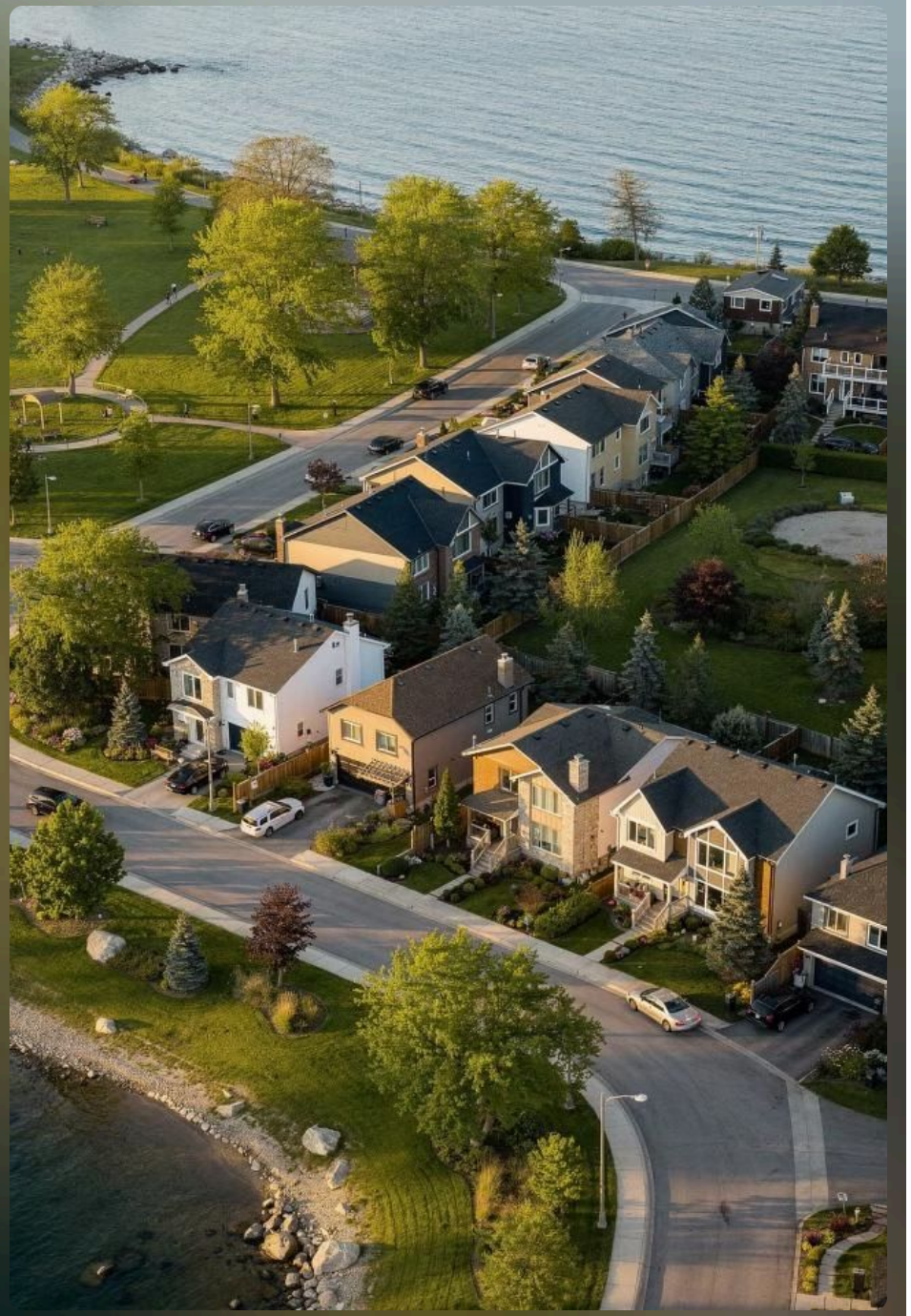


2026 BARRIE RELOCATION KIT

FAMILIES · PROFESSIONALS · FIRST-TIME BUYERS

Thinking About Moving to Barrie?

What to Know About Neighbourhoods, Home Prices, Schools, Commuting & Life in Barrie

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MORE SPACE | A DIFFERENT PACE OF LIFE

IS BARRIE THE RIGHT MOVE FOR YOU?



YOUR BILINGUAL REALTOR®

Hi! I'm Erika Altamirano

Erika Altamirano · REALTOR® · Barrie · Innisfil · Simcoe County · English & Spanish

14 Years Building Roots in Canada

I arrived in Toronto over 14 years ago looking to build a better life. My husband and I eventually moved north — today I live in Innisfil — and I've had the privilege of **helping over 150 families** buy their home in Ontario.

Your Bilingual Ally

As a bilingual REALTOR® (English & Spanish), I don't just help you find a house — **I guide you through every step** so you can make a confident decision without feeling alone.

This Guide Comes from Real Experience

Built from real conversations with families just like yours. It answers the questions you're probably already asking — **you are not alone in this process.**

Why Are So Many Families Leaving the GTA?

More and more people are trading the fast pace of the GTA for a life with more space, less stress, and a better quality of life. If you've ever thought: **"I want a bigger home, but Toronto is out of my budget..."** — you're not alone. Thousands of families are making exactly that same decision.



More Home for Your Money

Larger homes at prices similar to what you'd pay in the GTA — with a garage and backyard included.



Perfect for Hybrid Work

The new work-from-home model makes moving north more viable than ever before.



Safe Communities

Quiet neighborhoods, friendly neighbors, and a constantly growing environment.



Less Traffic, More Time

Get hours of your day back and dedicate them to what truly matters: your family.



Nature at Your Doorstep

Parks, trails, and outdoor activities just minutes from home — year-round.



Room to Grow

More bedrooms, bigger yards, and communities designed with families in mind.

What Can You Buy in Barrie for $600K–$750K?

One of the biggest reasons families move north is the **value they get for their money**. While this budget can be very limiting in the GTA, in Barrie it opens the door to a home that truly fits the lifestyle you're looking for.



Modern Townhouse

Well-designed spaces, contemporary finishes, and family-friendly communities with all amenities nearby.



Semi-Detached with Garage

Privacy, your own parking, and excellent value in growing residential areas.



Detached with Backyard

Your own outdoor space for kids to play, summer BBQs, and enjoying warm Canadian evenings.



Near Parks & Schools

Strategically located properties in communities with direct access to green spaces and schools.

Is It Really Cheaper to Live in Barrie?

The short answer: **it depends on your lifestyle — but for many families, the difference is significant.** The key is not just looking at the home price, but the **total cost of living and quality of life** you get in return.

✓ Financial Advantages in Barrie

- Better price-to-size ratio for homes
- More affordable restaurants and dining
- Lower cost for many recreational activities
- More space without a major budget increase
- Lower land transfer tax than Toronto

⚠️ What You Should Consider

- Some utilities like electricity or internet may be slightly higher
- Commute costs can add up if you travel to the GTA frequently
- Some medical specialists may require trips to Toronto

The key is to compare the total lifestyle cost — not just the property price.

The Best Neighborhoods in Barrie

There is no single "best" neighborhood. There's the one that **best fits your lifestyle, budget, and needs.** Here are the most popular areas among the families I work with:

South Barrie

Ideal for families seeking new communities, excellent schools, and quick access to Highway 400.

Ardagh Bluffs

Perfect for nature lovers — trails and a relaxed environment without being far from the city.

East Bayfield

Very popular with first-time buyers for its excellent balance of price, location, and quality of life.

Holly

A family favorite for its parks, peaceful atmosphere, and strong sense of community.

Painswick

Great for those working in the GTA who need convenient daily commute access.

Downtown Barrie

Ideal for those who enjoy walking, lakefront living, restaurants, and year-round events. Can get busy.

My advice: before choosing a house, choose the right neighborhood. We work on that together.



How Are the Schools in Barrie?

One of the most common questions I get from families is: **"Are there good schools?"** — The answer is yes. Barrie offers a solid and diverse education system for every stage of your children's development. Choosing the right area also means choosing the environment where they'll grow up.

Public Schools

Simcoe County District School Board — broad coverage across the entire region.

Catholic Schools

Simcoe Muskoka Catholic District — an excellent option for faith-based families.

French Immersion

French Immersion programs available from the early school years.

Higher Education

Georgian College and Lakehead University with programs across multiple disciplines.

What About the Commute to the GTA?

This is probably the **number one concern** for anyone thinking about moving. The good news: thousands of people live in Barrie and successfully work in the GTA — and more companies are offering hybrid schedules that make this balance even more achievable.



GO Train

Direct connection from Barrie South Station to Union Station in Toronto. Travel stress-free — just note the schedule and frequency, as trains don't run as often as some expect.



Highway 400

Direct car access to the GTA. Travel time varies with traffic and your work location, but many residents manage it comfortably.



Hybrid Work

Going in just 2–3 days a week changes everything. Many clients find the extra commute time is more than offset by more space, less stress, and a better quality of life for the whole family.

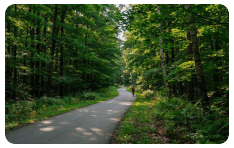
What Is Life in Barrie Really Like?

Beyond the real estate market, what truly wins people over is the **lifestyle**. Here you're not just buying a house — you're buying **time, peace of mind, and a different way of living.**



Lake Simcoe Beaches

Access to public beaches just minutes from your home during the summer.



Trails & Cycling

Kilometers of routes for walking, running, and cycling throughout the year.



Winter Sports

Ski resorts and winter activities just minutes from the city.



Local Food Scene

Cafés, restaurants, and local markets with a warm atmosphere and accessible prices.



Festivals & Events

An active cultural calendar with events for the whole family throughout the year.



Water Activities

Kayaking, paddleboarding, fishing, and sailing during the Canadian summer.

The 6 Most Common Mistakes When Moving to Barrie

Moving is one of the biggest decisions of your life. Knowing the most frequent mistakes will help you **avoid costly missteps** and arrive at your new home with confidence.

1

Choosing Without Thinking About the Commute

A beautiful home loses its appeal if the daily commute exhausts you. Always factor in distance to work.

2

Buying Based on Price Alone

The lowest price can hide repair costs, a poor location, or a declining neighborhood.

3

Not Researching the Neighborhoods

Every area of Barrie has its own character. Knowing them before deciding can make a huge difference.

4

Not Checking the Schools

If you have children, the school is just as important as the house itself. Research before making an offer.

5

Shopping Without a Mortgage Pre-Approval

Without pre-approval, you can lose ideal properties to better-prepared buyers.

6

Waiting for the Perfect Moment

The perfect moment rarely comes. Great opportunities don't wait, and the market keeps moving.

Your Moving Plan: Step by Step

Buying a home and moving to Barrie **doesn't have to be complicated** when you have a clear plan. Here's a practical guide with the key steps to reach your new home smoothly and without surprises.

90 Days Before

1

Define your budget, get your mortgage pre-approval, and start researching the areas that interest you.

2

60 Days Before

Visit properties, compare neighborhoods based on your lifestyle, and define your essential priorities.

30 Days Before

3

Submit offers, hire a real estate lawyer, and book your moving company in advance.

4

2 Weeks Before

Change your mailing address, schedule Hydro, Gas & Internet connections, and confirm school enrollment.

Closing Day

5

Receive the keys to your new home. A new chapter begins for you and your family in Barrie!

Your Moving Checklist

Save this list and refer to it throughout your process — it will help you stay organized and **avoid last-minute surprises.**

🏠 Buying Process

- ☐ Get your mortgage pre-approval
- ☐ Choose the right neighborhood for your family
- ☐ Find your ideal home with your REALTOR®
- ☐ Hire a real estate lawyer
- ☐ Sign documents and confirm closing

📦 Moving & Services

- ☐ Book your moving company
- ☐ Update address with banks, insurance, and documents
- ☐ Activate the utilities: Water, gas, hydro, internet
- ☐ Enroll your children in school
- ☐ Update driver's license and official documents

Useful Resources for Your Move

Here are the most important official websites you'll use during your relocation to Barrie. **Save this guide** to consult at every stage of your buying and moving process.

🏙️ City & Transport

- City of Barrie — barrie.ca
- Barrie Transit — barrie.ca/transit
- GO Transit — gotransit.com

⚡ Home Services

- Hydro One — hydroone.com
- Enbridge Gas — enbridgegas.com
- Canada Post (Mail Forwarding)

🎓 Education

- Simcoe County District School Board
- Simcoe Muskoka Catholic District School Board
- Georgian College — georgiancollege.ca

You Don't Have to Do This Alone

Moving to a new city raises a lot of questions — and it's completely normal to feel overwhelmed. **My job isn't just to show you properties.** My commitment is to help you make an informed decision and support you at every stage of the process.

"Which neighborhood is best for my family?"

"Am I buying in the right area?"

"Is this a good time to buy?"

"Can I really find a home within my budget?"

> Buying a home isn't just about square footage. It's about the place where you'll build your next memories.





Ready to Take the Next Step?

If you're thinking about moving to Barrie in the coming months, I'd love to help you **create a personalized plan** for you and your family. In a free, no-obligation consultation, we'll cover everything you need to make the best decision.

Your Budget

What type of home you can buy based on your current financial situation and goals.

Your Ideal Neighborhood

Which areas best match your lifestyle, work, and family needs.

The Process in Ontario

How buying a property works step by step — no surprises.

Your Strategy

Concrete steps to help you buy with greater security, confidence, and peace of mind.

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Helping GTA families find more space, a better quality of life, and the ideal home for their next chapter.