

WELCOME TO

12 A Victoria St. W

www.CookstownHome.com



Al DiRezze
Broker



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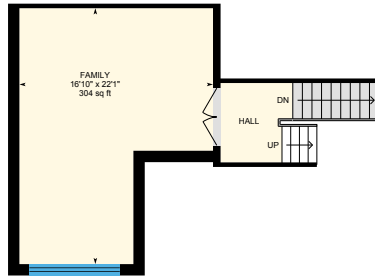


Shawn Zigelstein
Broker

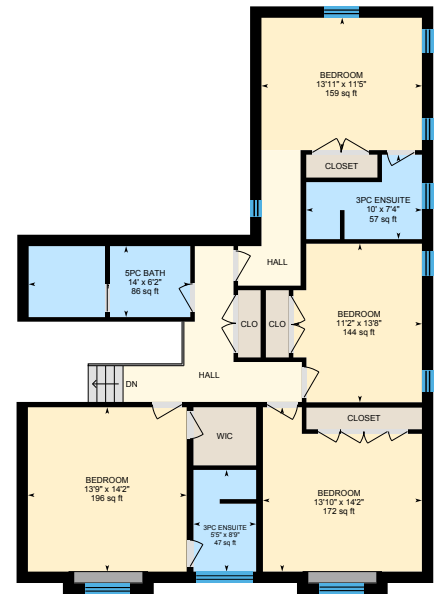
12A Victoria St W, Innisfil



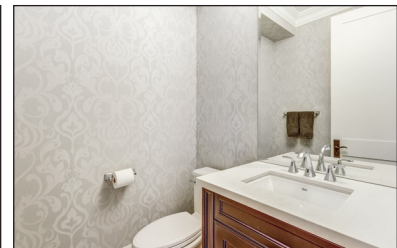
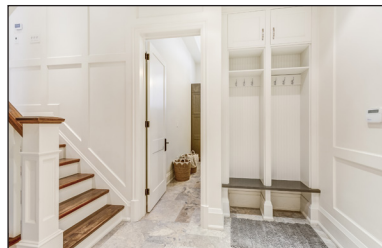
Main Floor



In-between



2nd Floor









MAIN

Foyer

Inviting Entrance, 9" Ceilings, Full Wall Wood Panelling /Wainscotting, Travertine Flooring, Solid Wood Doors, 9" Baseboards. Anti-Room With Seating Bench, Illuminated Double Closet, Travertine Flooring.

Office / Formal Dining Room

5" Hardwood Floors, South Exposure Windows, Custom Made Window Coverings, Crown Molding, 9" Baseboards, Low Voltage Pot Lights.

Kitchen

Stunning Open Concept Kitchen With Granite Counters And Backsplash, Pot Filler, Enhanced Exhaust Hood, 6 Burner Wolf Gas Range And Ovens, Jenn-Air Stainless Steel Fridge. Full Island With Granite Countertop, Breakfast Bar, Bosch Built-In Dishwasher, Double Sink, Refuse Drawer, Wine Rack And Bookcase. Additional Servery With Extra Cabinets And Sink. Steps To Full Walk-In Pantry With Built In Drawers And Shelves.

Dining Area

Family Size, Open To Kitchen And Living Area, Overlooks Yard, Walk-Out To Covered Deck And Patio, Low Voltage Pot Lights, Tongue & Groove Ceiling.

Living Room

Open To Kitchen And Dining Area, Hardwood Floors, Gas Fireplace, Built-In Bookcase/Shelves, Low Voltage Pot Lights, Waffle Ceiling.

Primary

Stunning Room With French Door Walk-Out To Covered Deck, Hardwood Floors, 9" Baseboards, Custom Made Roller Blinds, Crown Molding, Low Voltage Pot Lights. Walk-In Closet With Built-In Closet Organizers. Ensuite With Soaker Tub, Separate Shower With Rain Head Shower Head And Shower Bar, Enclosed Water Closet, Double Sinks.

LOFT

Family Room With Hardwood Floors, Wainscotting, Low Voltage Pot Lights, Built-In Kitchenette/Bar With Sink, Cabinets And Mini- Fridge.

SECOND FLOOR

Features Hardwood Floors, 9" Baseboards, Crown Moldings, Double Linen Closet, Low Voltage Pot Lights, Main Bath With Double Sink Shower And Separate Tub And Water Closet.

Bedroom 2

5" Hardwood Floors, Window Seat, Window Coverings, 9" Baseboards, Low Voltage Pot Lights, Walk-In Closet, Ensuite With Shower.

Bedroom 3

5" Hardwood Floors, 9" Baseboards, Window Seat, Low Voltage Pot Lights, Double Closets With Organizer, Window Coverings.

Bedroom 4

5" Hardwood Floors, 9" Baseboards, Low Voltage Pot Lights, Double Closet.

Bedroom 5

5" Hardwood Floors, 9" Baseboards, Double Closet, Ensuite With Shower, Window Coverings, Low Voltage Pot Lights, Vaulted Ceiling.

LANDING / GRADE LEVEL

Features A Laundry With Travertine Floors, Full Sized Washer Dryer, Built-In Cabinets, Quartz Counters, 12" Ceilings, Mudroom With Built-In Bench Seats, Built-In Coat Racks, Illuminated Double Closet, Direct Garage Access.

BASEMENT

Partially Finished, Heated Floors, 9" Ceiling Heights, Above Grade Windows, Plumbing Rough-In For Future Bathroom, Stairs To Garage, Cold Cellar With Rough In Plumbing For Sink.

GARAGE

3 Car Tandem Parking, Front And Back Insulated Doors For Access To Rear Yard, Walk-In To Grade Level, Walk Down To Basement Level, Heated Garage Floors, Electric Garage Door Openers.

EXTERIOR FEATURES

Stone And Board & Batten Exterior With Cedar Accents. 30 Year Roof Shingles, Interlock Patio, Garden Planters, Heated And Powered Garden Shed, Putting Green And More.



PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Cookstown PS

Designated Catchment School
Grades PK to 8
5088 Simcoe County Rd 27

ÉS Roméo Dallaire

Designated Catchment School
Grades 7 to 12
736 Essa Rd

É Éléonore La Source

Designated Catchment School
Grades PK to 6
70 Madelaine Dr

Nantyr Shores SS

Designated Catchment School
Grades 9 to 12
1146 Anna Maria Ave

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St Paul's Catholic School

Grades PK to 8 (Assigned)
100 James A. McCague Avenue

ÉÉC Frère-André

Grades PK to 6 (Assigned)
273 Cundles Rd E

St Thomas Aquinas Catholic SS

Grades 9 to 12 (Assigned)
2 Nolan Rd

ÉSC Nouvelle-Alliance

Grades 7 to 12 (Assigned)
249 Anne St N

PRIVATE SCHOOLS

The private schools nearest to you are:



Thornton Academy

Grades PK to 12
4073 4th Line

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.

Cookstown Community Centre & Park

20 Church Street

8 min

Innisfill Creek Golf Club

239 Reive Blvd

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground
1 Basketball Court
1 Arena
1 Sports Field
1 Rink
1 Community Centre

Toronto International Trap & Skeet Club

5206 5 Side Rd



TRANSIT

For convenient travel around the city, public transit is accessible from this home.

Nearest Street Level Transit Stop

Yonge St. @ County Rd. 89

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 14.2km.

Stevenson Memorial Hospital

200 Fletcher Cres

Fire Station

23 King St N

Police Station

4601 Industrial Pkwy

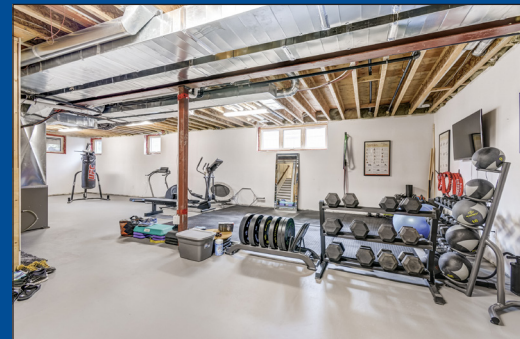
CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Coffee

Grocery

Gas Station



HoodQ

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CUSTOM BUILT 2 STOREY, MULTI-LEVEL 3900 SQ.FT. HOME IN BOOMING COOKSTOWN!

Unique 2 Storey Home With Multi Level Design, Featuring 5 Bedrooms, With Main Floor Principal Bedroom, 4 Full Bathrooms, Powder Room & Mudroom. Gourmet Kitchen, With Built-In Appliance, Granite Island Counter, Quartz Counters And Backsplash, Pot Filler, Breakfast Island, Family Size Eat-In Area With Walkout To Deck, Open To Living Room With Gas Fireplace, Built-In Shelves, Coffered Ceiling.

3 Car Tandem Heated Garage, Direct Access To Home Via Mud Room And Basement, Driveway Parking For 6-8 Cars. 68 Ft X 145 Ft Manicured Lot With Garden Planters, Putting Green, Interlock Patio, All Weather Deck, Exterior Pot Lights, Heated And Powered Garden Shed!

Minutes To Alliston, Hwy 400, Tanger Outlet Mall, Barrie And More.

ADDITIONAL FEATURES:

All Existing Gourmet Appliances, All Electrical Light Fixtures, All Window Coverings, 2 Furnaces, HRV, Humidifier, 2 Air Conditioners, Water Softener, Water Heater, Hot Water Holding Tank, Water Filtration System For Fridge And Pot Filler, Low Voltage Pot Lights Through Out, Exterior Pot Lights, Illuminated Closets, Quartz Counter Tops, Granite Island Counter, Central Vacuum And Related Attachments With Sweep Vents.

Lot: 68 ft X 145 Ft | Taxes: \$8,300/2022

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