

7 Trail Boulevard Springwater

www.7Trail.com



Your Community
REALTY
ROYAL LEPAGE
BROKERAGE INDEPENDENTLY OWNED & OPERATED

Marek Kloda
Broker

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ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2012-2020

Shawn Zigelstein
Broker



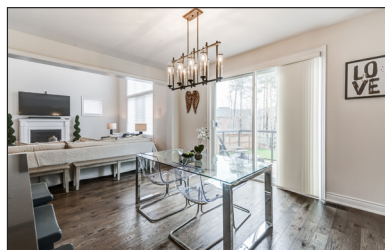
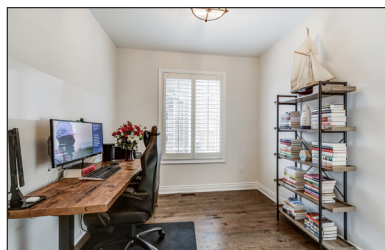
7 Trail Blvd, Springwater



1st Floor



2nd Floor





PUBLIC SCHOOLS

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

Portage View PS

Designated Catchment School
Grades PK to 8
124 Letitia St

É Étém La Source

Designated Catchment School
Grades PK to 6
70 Madelaine Dr

Bear Creek SS

Designated Catchment School
Grades 9 to 12
100 Red Oak Dr

ÉS Roméo Dallaire

Designated Catchment School
Grades 7 to 12
736 Essa Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

The Learning Centres - Barrie Campus

Grades 9 to 12
320 Bayfield St

Simcoe Muskoka Catholic Continuing Education

Grades 9 to 12
46 Alliance Blvd

CATHOLIC SCHOOLS

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

The Good Shepherd Catholic School

Grades PK to 8 (Assigned)
23 Cloughley Dr

ÉEC Frère-André

Grades PK to 6 (Assigned)
273 Cundlies Rd E

ÉSC Nouvelle-Alliance

Grades 7 to 12 (Assigned)
249 Anne St N

St. Joan of Arc High School

Grades 9 to 12 (Assigned)
460 Mapleton Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Barrie Montessori & Elementary Private School

Grades PK to 5
161 Hanmer St W

Unity Christian High School

Grades 9 to 12
25 Burton Ave

Heritage Christian Academy

Grades K to 12
79 Ardagh Rd

Near North Adventist Christian School

Grades K to 8
140 Mapleton Ave

PARKS & REC.

This home is located in park heaven, with 3 parks and a long list of recreation facilities within a 20 minute walk from this address.

Stonemanor Park

Oliver's Mill Road
6 min

Stonegate Park

54 Alana Drive
15 min

Cloughley Park

35 Cloughley Dr
19 min

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
2 Basketball Courts
2 Multi-Use Pads
1 Sports Field
1 Ball Diamond



TRANSIT

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

Nearest Rail Transit Stop
Allandale Waterfront GO

Nearest Street Level Transit Stop
Cundlies at Livingstone

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 8.11km.

Royal Victoria Regional Health Centre
201 Georgian Dr

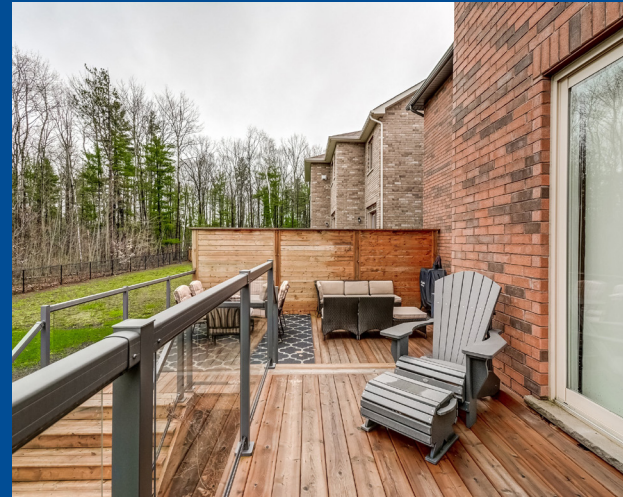
Fire Station
1453 Snow Valley Rd

Police Station
20 Rose St

CONVENIENCE

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

Coffee **Gym**
 Grocery **Gas Station**



HoodQ

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WELCOME HOME TO THIS STUNNING ESTATE IN STONEMANOR WOODS

Backing To Forested Conservation, This Sullivan Model By Tribute Is One Of Very Few In The Area With A Private Yard, 3500 Sq Ft, And Over \$300,000 in Upgrades Throughout That Make This Lovely Home Shine Like A Model.

Featuring 4 Bedrooms, 4 Bathrooms, Every Bedroom Has a Bathroom! 3 Car Garage, Open Concept, 2 Storey Great Room with Fireplace, The Gourmet Kitchen with Quartz Counters, Butler's Pantry, Main Floor Office, Oak Staircase with Iron Spindles, California Shutters on 2nd Floor, Walk-In Linen Closet, Spectacular Master Bedroom with Potlights, 5 Piece Master Ensuite with Oversized Glass Shower, Double Sink Quartz Counter and Free Standing Soaker Tub, Two Tier Deck, Glass Railing and 2 Gas Lines for BBQ.

Wait Till You See It In Person, The Pics Don't Do It Justice. Includes Everything That You Need To Just Move In And Fall In Love With Your New Home. The Appliances, Fixtures, Finishes, And The Lot Are All Unbeatable And Top Of The Line.

Lot: 62.01 ft x 134.15 ft Taxes: \$5,875.88/2020

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