

# 7 Trail Boulevard Springwater

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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

### Bear Creek SS

Designated Catchment School  
Grades 9 to 12  
100 Red Oak Dr

### É Étém La Source

Designated Catchment School  
Grades PK to 6  
70 Madelaine 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 Cundles 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  
141 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

Cundles 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

1 Coffee Shop

### Grocery

1 Grocery Store

### Gym

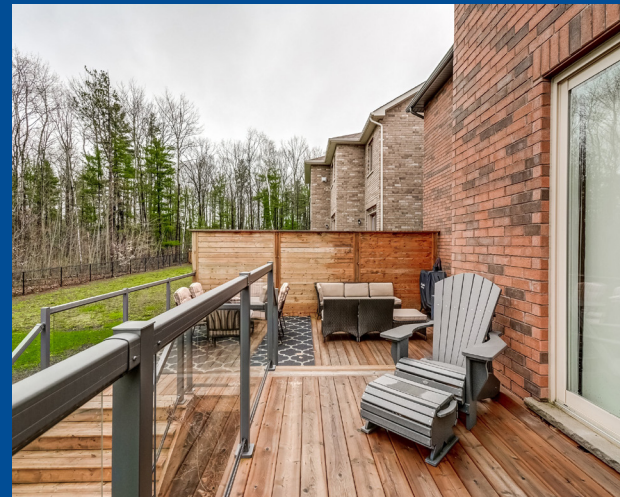
1 Gym

### Gas Station

1 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, Fully Fenced Backyard with 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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