

\$1,775,000 - 25 Heron Boulevard, Springwater (snow Valley)

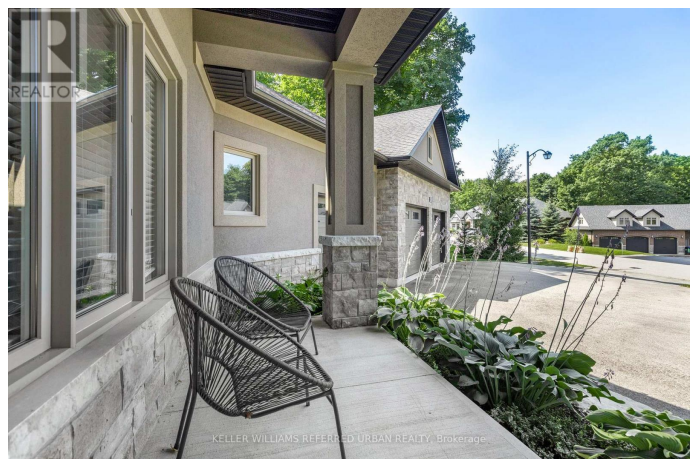
MLS® #S12393678

\$1,775,000

5 Bedroom, 3.00 Bathroom,
Single Family on 112.40 Acres

Snow Valley, Springwater (snow Valley),
Ontario

Nestled in an exclusive enclave of executive homes, 25 Heron Blvd offers the perfect blend of luxury, privacy, and convenience. Located just minutes from skiing and hiking, and only a short drive to Barrie, this stunning property is designed for both relaxation and adventure. From the moment you arrive, the impressive curb appeal and extensive hardscaping set the tone for what awaits inside. A spacious foyer welcomes you into the great room, featuring a soaring cathedral ceiling and a beautiful stacked stone fireplace a perfect space to gather with family and friends. The eat-in kitchen boasts stainless steel appliances, a large island, and walkout access to the rear deck, ideal for morning coffee or barbecuing. Adjacent to the kitchen, the elegant dining room offers crown moulding and a large window that fills the space with natural light. The thoughtful split-bedroom floor plan ensures maximum privacy. The primary suite features a large walk-in closet, a luxurious ensuite, and direct access to the back deck. On the opposite side of the home, two family bedrooms share a 4-piece bath. A main floor laundry room with garage access adds everyday convenience. The fully finished lower level expands your living space with a versatile rec room perfect for a home gym or playroom and a family room set up as a home theatre, complete with a wet bar for entertaining. Two



additional bedrooms and a large 3-piece bath provide comfortable accommodations for guests. A mudroom with walk-up access to the oversized three-car garage completes this level. Outside, the landscaped and treed yard offers exceptional privacy. A spacious deck spans the back of the home, creating the perfect setting for soaking up the sun, dining al fresco, or hosting unforgettable gatherings.

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Essential Information

Listing #	S12393678
Price	\$1,775,000
Bedrooms	5
Bathrooms	3.00
Acres	112.40
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	25 Heron Boulevard
Subdivision	Snow Valley
City	Springwater (snow Valley)
Province	Ontario
Postal Code	L0L1Y3

Amenities

Amenities	Ski area, Fireplace(s)
Features	Wooded area, Irregular lot size
Parking Spaces	11
Parking	Attached Garage, No Garage
# of Garages	1

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office KELLER WILLIAMS REFERRED URBAN REALTY



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