



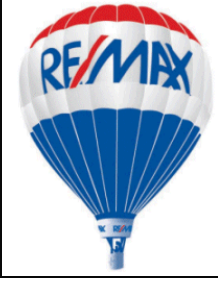
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Welcome to 12 Chestnut Lane

Horseshoe Valley

Stunning Normerica Timber Frame Home on quiet Cul-de-sac



**Precision Craftsmanship blended with contemporary
timber design is both strong and beautiful.**

E & OE. Contact Robin Jones, Broker. Re/Max Hallmark Chay Realty Brokerage. 152 Bayfield St.
Barrie. 705-722-7100



Bungalow design with almost 3,700 sq. ft. finished including main floor of 1,640 sq. ft. Vaulted and 9'+ ceilings throughout most of home. Main floor includes spectacular great room, office, 2 piece washroom, large bedroom with 4-piece ensuite, open concept perfectly appointed kitchen and dining room, laundry and mud room leading to garage. The second floor is approximately 540 sq. ft. with primary bedroom & renovated ensuite. Full finished basement with high ceilings and bright above grade windows. Includes open concept games room, exercise area and recreation room plus large bedroom and renovated 3-piece washroom.



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Oversized double garage is 680 sq. ft. with storage loft. Preferred 1/3-acre lot with almost 100' frontage on beautiful cul-de-sac backing onto former Highlands Golf Course (now unused and zoned Private Recreational (PR) zone).



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Meticulously landscaped lawns and gardens and spacious raised back deck with covered gazebo. (A portion of the deck needs to be refinished this season).



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Built circa 2001 with laundry room addition in 2004. The finishes in this home complement the solid construction and must be seen to be appreciated.

- Maple hardwood floors on main floor and pine floors on second level
- Ceramic and broadloom covered areas.
- Gas fireplace in Great room
- Gas “woodstove” type fireplace in recreation room
- Slate floor at entry
- Spacious elevated back deck with gazebo
- Charming covered front porch
- Gas stove in kitchen
- Granite countertop
- Slate backsplash
- New dishwasher
- All appliances included
- Ceramic tile in bathrooms
- 50 year fibreglass shingles installed in 2014
- Forced air natural gas furnace, central air conditioning, hot water tank is owned, water softener, central vacuum, 2 garage door openers, and irrigation system.

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- Community water and private septic system (last pumped Aug. 2020 – receipt available). 2021 total utility costs were \$4,187.76 (Water \$1,036.66, Hydro \$1,882.54, Enbridge \$1,268.57). 2021 property taxes \$5,034.17
- Check out the construction features of Normerica timber frame homes at normerica.com.

Beautifully located in Horseshoe Valley close to skiing, golf, mountain biking, trails, Horseshoe Adventure Park, new public elementary school and community hall coming to area (2023), new spa (Vetta)



Welcome Home!

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