

Property Features of
35 Bridle Path, Horseshoe Valley

Exterior

- Large family home on a quiet court
- Deck space
- Backs onto recreational area
- Mature trees and landscaped gardens
- Close to Horseshoe Valley Resort, Settlers Ghost Golf Club, Copeland Forest
- 15 minutes to Barrie or Orillia
- Lot size: 65ft x 242ft
- Area Influences: Ample Parking, Beach, Cul de Sac/Dead End, Golf, Highway Access, Open Spaces, Park, Public Parking, Quiet Area, Schools, Shopping Nearby, Skiing, Trails
- View: Pasture
- Fronting On: South
- High School: Eastview Secondary, St. Joseph's Catholic High School
- Elementary School: W.R. Best
- Taxes: \$4430

Interior

- 3120sqft
- 4 bedrooms
- 4 bathrooms
- Living room
- Family room
- Kitchen/dining
- Mudroom
- Office
- Rec Room
- Storage
- Water Source: Municipal-Metered
- Water Tmnt: Water Softener
- Sewer: Septic

Kitchen/Dining

- Doors leading outside to a deck area
- Plenty of cupboard space
- Open plan
- Dining area

Living room and family room

- Bright space with large windows
- 2 separate rooms, ideal when hosting guests

Primary suite

- Second level
- 4pc ensuite bath
- Walk in closet

Lower level

- Rec room
- 3pc bath
- Guest bedroom



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

Inclusions

- Inclusions:Dishwasher, Dryer, Refrigerator, Stove, Washer
- Add Inclusions:Basement level bar fridge
- Exclusions:Built in Desk top in second level bedroom (will be replaced), Basement wood shelving

Utilities (estimate)

- Gas is about \$115/mth
- Hydro is about \$130/mth
- Water is about \$240 every 3 mths (80-85/mth)
- Fibre optic high speed internet available in Horseshoe Valley now

Other

- New school and community centre being constructed nearby and set for completion in 2025
- Multiple parks in the neighborhood provide safe and enjoyable space for children to play



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