

\$849,900 - 3974 Horseshoe Valley Road W, Anten Mills

MLS® #40729654

\$849,900

5 Bedroom, 2.00 Bathroom, 2,232 sqft
Single Family on 0.46 Acres

SP70 - Anten Mills, Anten Mills, Ontario

Welcome to your dream home in one of Simcoe County's™ most sought-after communities! Nestled in the heart of Anten Mills, this vibrant neighbourhood offers the charm of small-town living with the comfort of knowing your neighbours. Kids play freely, community events bring everyone together, and you're™ located in the top-rated school district with Minesing Central—an exceptional school—just minutes away. This beautiful home offers 3 spacious bedrooms on the main level and a bright, open-concept kitchen, living, and dining area—perfect for both everyday living and entertaining. Walk out to a massive deck with a built-in above-ground pool and enjoy the peaceful backdrop of no rear neighbours and open green space. Whether you're™ soaking in the sun, hosting a BBQ, or simply relaxing, your outdoor oasis provides the perfect setting. The primary bedroom features a large closet complete with laundry hookups—adding the ultimate convenience to your daily routine. The fully finished lower level expands your living space with 2 additional bedrooms, a full bath, a cozy rec room complete with a bar and fireplace, and a second kitchen—ideal for in-laws, guests, or even rental income potential. The basement also has direct access from the spacious 2-car garage, making it perfect for a separate entrance suite access. With ample parking for your vehicles, toys, or trailer, this home meets every need. Enjoy the outdoors year-round with scenic trails just outside your door, and



the park and community centre”including an outdoor skating rink in the winter”right across the street. All this tranquility is just a short 10-minute drive to Barrie, giving you the best of both worlds: peaceful country-style living with city conveniences nearby. This is more than a home”it’s a lifestyle. Come see for yourself what makes this Anten Mills gem so special! (id:6289)

Built in 1989

Essential Information

Listing #	40729654
Price	\$849,900
Bedrooms	5
Bathrooms	2.00
Square Footage	2,232
Acres	0.46
Year Built	1989
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	3974 Horseshoe Valley Road W
Subdivision	SP70 - Anten Mills
City	Anten Mills
Province	Ontario
Postal Code	L0L1Y0

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Park, Place of Worship, Playground, Schools, Ski area
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Conservation/green belt, Paved driveway, Country residential, Sump Pump, In-Law Suite
Parking Spaces	10
Parking	Attached Garage
# of Garages	1

Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Microwave Built-in, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Vinyl siding
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Listing Details

Listing Office	RE/MAX Realtron Realty Inc. Brokerage
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