

\$1,549,900 - 126 Mennill Drive, Springwater

MLS® #40777809

\$1,549,900

3 Bedroom, 4.00 Bathroom, 3,517 sqft
Single Family on 0.50 Acres

SP77 - Snow Valley, Springwater, Ontario

ELEGANTLY CRAFTED EXECUTIVE BUNGALOW ON HALF AN ACRE IN A SOUGHT-AFTER NEIGHBOURHOOD! Designed to impress, this one-of-a-kind custom home delivers upscale living in a highly coveted neighbourhood surrounded by natural beauty. Set on a 104 x 208 ft lot just 5 minutes from Barrie, with quick access to trails, Vespra Hills Golf Club, and Snow Valley Ski Resort, this property showcases exceptional curb appeal with a stately brick and stone exterior, stone walkway, covered front porch, and striking front door framed by elegant architectural detailing. A triple-wide driveway and three-car garage provide ample parking to match the home's grandeur. Built with 2 x 6 kiln-dried lumber, a silent floor system, thermal pane windows, Energy Star rated low E glass, and durable aluminum soffits and eaves, this home is as solid as it is stylish. The 1,900 sq ft main floor features 9 ft ceilings, crown moulding, pot lights, solid interior doors, and an upgraded trim and millwork package. A gourmet kitchen stands out with granite counters, stainless steel appliances, soft-close cabinetry, a custom backsplash, and a wood-toned island contrasted with white cabinets. A bright breakfast area with a walkout to the deck and a formal dining room both feature elegant arched windows. The great room offers a stone fireplace with a wood mantle, while the primary suite includes a walk-in closet and an ensuite with quartz counters, a double vanity, and a



glass-enclosed shower. Additional features include main floor laundry with garage access, upgraded toilets and faucets, hardwood and ceramic tile flooring, and a finished basement with rec room, fireplace, office, exercise room, and full bath. The backyard offers a forest backdrop, an expansive deck, a retractable awning, and a multi-zone irrigation system. Equipped with an HRV system, 200-amp panel, alarm, sound system, central vac, and Generac generator, every inch of this home reflects thoughtful design and an exceptional standard of living! (id:6289)

Built in 2015

Essential Information

Listing #	40777809
Price	\$1,549,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	3,517
Acres	0.50
Year Built	2015
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	126 Mennill Drive
Subdivision	SP77 - Snow Valley
City	Springwater
Province	Ontario
Postal Code	L9X0J2

Amenities

Amenities	Hospital, Playground, Schools, Shopping, Ski area
Utilities	Cable, Electricity, Natural Gas
Features	Paved driveway, Sump Pump, Automatic Garage Door Opener

Parking Spaces	12
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Microwave Built-in, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Exterior Features	Lawn sprinkler, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Hallmark Peggy Hill Group Realty Brokerage
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