

\$809,000 - 197 Woodway Trail, Norfolk (simcoe)

MLS® #X12258646

\$809,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Simcoe, Norfolk (simcoe), Ontario

Welcome to 197 Woodway Trail, a beautifully designed 4 bedroom, 4-bathroom Executive home nestled in one of Simcoe's most desirable family-friendly neighborhoods. This meticulously maintained home offers exceptional living space across three finished levels perfect for growing families, multigenerational living, or savvy investors seeking a turnkey rental-ready opportunity. Step into a welcoming foyer with tile floors and a coat closet, leading into an expansive open-concept layout. The heart of the home features a spacious kitchen with stone countertops, stainless steel appliances, a pantry room, and laminate flooring throughout. The dining area flows seamlessly to a walk-out patio, ideal for summer BBQs and entertaining. The oversized living room is bathed in natural light with large windows and soaring ceilings over 17ft high a rare and luxurious touch. The second floor offers four generously sized bedrooms, including a massive primary suite with walk-out balcony, walk-in closet, and a spa-inspired 4-piece ensuite. The vaulted-ceiling family room provides a cozy space for movie nights or a kid-friendly hangout zone. A second 4-piece bathroom completes the upper level. The fully finished basement includes a sprawling rec room, an additional bedroom/office, a 3-piece bathroom, and a laundry room with built-in sink. Whether you need space for a home gym, teen retreat, in-law suite, or playroom the possibilities are endless! Located in the highly



sought-after Woodway Trails community, you're just minutes to parks, walking trails, schools, shopping,grocery stores, and Simcoe's charming downtown core. Nature lovers will appreciate the nearby Lynn Valley Trail, and families will love being close to daycares, sports facilities, and recreational centers. Easy access to Highway 24, Norfolk General Hospital, and a short drive to Port Dover's beach and marina make this location as practical as it is peaceful. (id:6289)

Essential Information

Listing #	X12258646
Price	\$809,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	197 Woodway Trail
Subdivision	Simcoe
City	Norfolk (simcoe)
Province	Ontario
Postal Code	N3Y0B8

Amenities

Utilities	Cable, Electricity, Sewer
Features	Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Cooktop, Dishwasher, Dryer, Microwave, Oven, Washer, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	45.9 x 119.4 FT
Foundation	Poured Concrete

Listing Details

Listing Office CITYSCAPE REAL ESTATE LTD.



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