

Toombs Team/990_Anna-Maria

For Sale

990 Anna Maria Ave

INNISFIL, ONTARIO



COLDWELL BANKER
THE REAL ESTATE
CENTRE, BROKERAGE



**TOOMBS
TEAM**
REAL ESTATE GROUP

Property Overview

Tucked away in a family-friendly neighbourhood in Innisfil, this beautifully maintained 3-bedroom detached home offers the perfect blend of comfort, functionality, and natural surroundings. Backing directly onto conservation lands with no rear neighbours, 990 Anna Maria Drive provides a peaceful setting while still being close to schools, parks, shopping, and commuter routes.

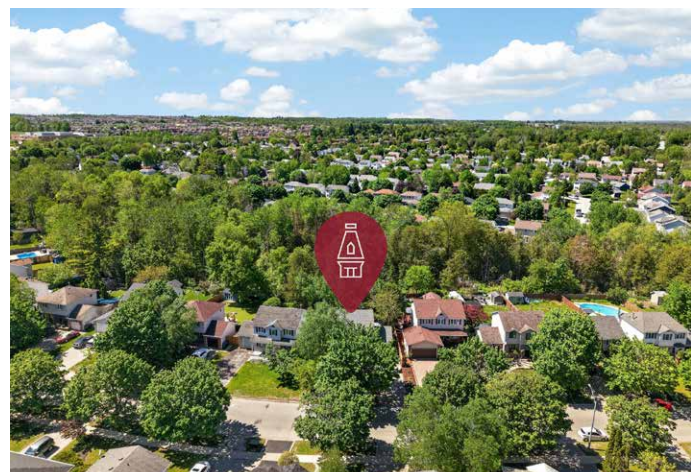
Welcomed by a charming covered front porch, this inviting home features a bright and spacious main floor layout with a large kitchen and breakfast area, separate dining space, and an oversized family room ideal for everyday living and entertaining. The attached single-car garage offers convenient interior access, perfect for busy families and winter months alike.

Upstairs, you'll find three generous-sized bedrooms including a spacious primary retreat with double closets, a secondary bedroom with a large walk-in closet, and a third bedroom filled with natural light overlooking the private backyard. The upper-level bathroom features a relaxing soaker tub, creating the perfect space to unwind.

The finished basement adds valuable living space with a large recreation room, dedicated office area, and an additional 3-piece bathroom — ideal for those working from home, hosting guests, or needing extra room for a growing family.

Backing onto greenspace and conservation, this is the kind of property that offers both privacy and lifestyle in one of Innisfil's most desirable family communities.

Toombs.Team/990_Anna-Maria















WHY YOU'LL LOVE IT

01

Private Conservation Views

Enjoy the peace and privacy of having no rear neighbours. The home backs directly onto conservation lands, creating a natural backdrop that's hard to find in many family neighbourhoods.

02

Family-Friendly Layout

With 3 spacious bedrooms, 2.5 bathrooms, multiple living areas, and a finished basement, there's plenty of room for growing families, entertaining guests, or working from home.

03

Finished Basement with Flexible Space

The lower level features a large recreation room, dedicated office area, and a 3-piece bathroom—perfect for remote work, a playroom, home gym, media room, or guest accommodations.

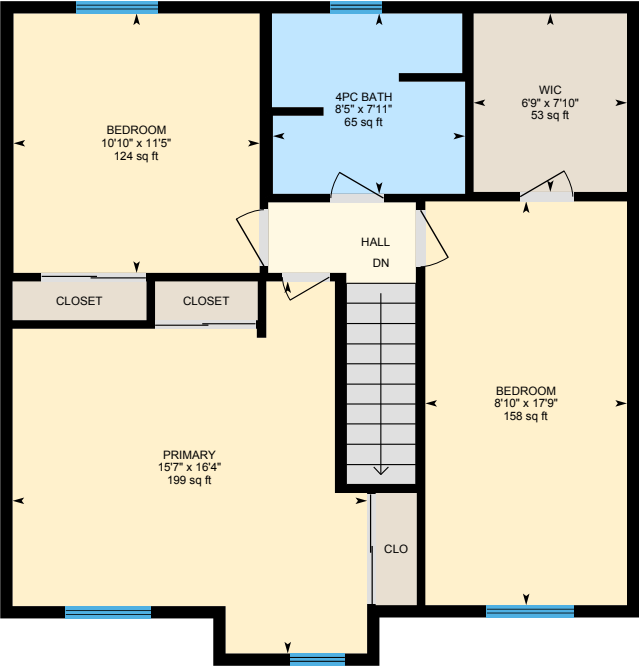
04

Charming Curb Appeal & Comfortable Living

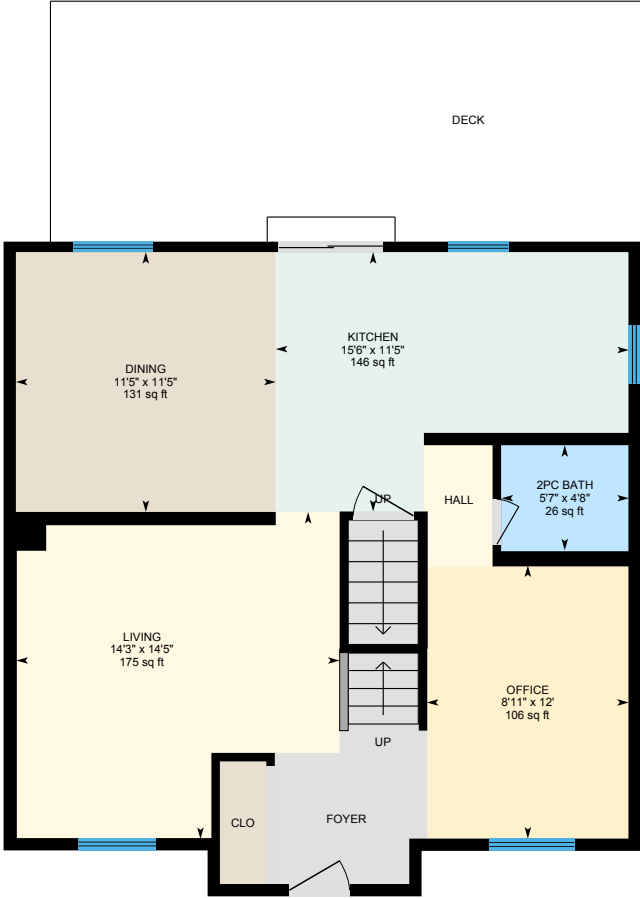
From the welcoming covered front porch to the bright kitchen, generous principal rooms, and attached garage with interior access, this home offers the everyday comforts that make life easier and more enjoyable.



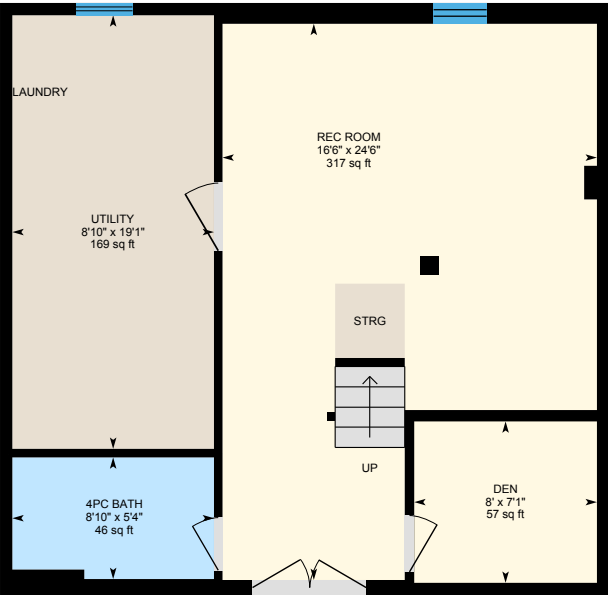
Floor Plans



2nd Floor



Main Floor



Basement



All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Innisfil

Local Area Report

Nestled in a prime Innisfil neighbourhood, 990 Anna Maria Avenue puts you near top-rated schools, scenic parks, convenient transit, and trusted healthcare.



SCHOOLS

With good assigned public schools very close to this home, your kids can thrive in the neighbourhood.



Nearby Schools

Nantyr Shores SS

Designated Catchment School
Grades 9 to 12
1146 Anna Maria Ave

Lake Simcoe PS

Designated Catchment School
Grades PK to 8
1701 Webster Blvd

LookDeeper

É ÉléM La Source

Designated Catchment School
Grades PK to 6
70 Madelaine Dr

ÉS Roméo Dallaire

Designated Catchment School
Grades 7 to 12
736 Essa Rd

PARKS & REC

This home is located in park heaven, with 3 parks and 6 recreation facilities within a 20 minute walk from this address.



 **Nantyr Park**
915 Kennedy Rd
 

 **Previn Court Park**
Quarry Dr
 


7 mins

 **Big Cedar Golf & Country Club**
1590 Houston Avenue
 


14 mins


14 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
1 Ball Diamond
2 Sports Fields

1 Golf Course
1 Country Club

TRANSIT

For convenient travel around the city, public transit is accessible from this home.

 **Nearest Rail Transit Stop**
Barrie South GO

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 15km.

 **Royal Victoria Regional Health Centre**
201 Georgian Dr

 **Fire Station**
780 Innisfil Beach Rd

 **Police Station**
2137 Innisfil Beach Rd



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