

JUST LISTED

21

Family Home in Cookstown

6 Heritage Road
Cookstown, Ont. L0L 1L0
MLS® N12598116



Brian Lafazanos
SALES REPRESENTATIVE
(647) 333-2523



Warm and Well Cared For!

\$899,900.00

- Established and sought after neighborhood
- Renovated kitchen + large eat-in area
- Great room + cozy family room w/ gas fireplace
- 3 bedrooms up, spacious primary suite
- Finished basement: rec room, bar area, 4th bedroom
- West-facing yard = sun from morning to evening

FEATURES

Bedrooms:	3+1
Bathrooms:	4
Living Area:	1,860 SQFT
Lot Size:	60' x 124'
Pool:	Heated, Salt Water with Smart controls. Surrounded by beautiful patio. Perfect for entertaining.



Call me to view the home, or book an appointment:
www.6HeritageRoad.com

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CENTURY 21 HERITAGE GROUP LTD.
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Alliston, ON L9R1T3

CENTURY 21.
Canada



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Listing N12615388 Preview



6 Heritage Road
Innisfil, ON L0L 1L0
Residential Freehold - Detached
For Sale - \$899,900 - New

CENTURY 21 HERITAGE GROUP LTD.
(905-775-5677)
BRIAN LAFAZANOS, Salesperson (647-333-2523)

Location

ASSESSMENT ROLL #	431602006122638	LOT DEPTH	124
PIN#	580480010	LOT SIZE CODE	Feet
AREA	Simcoe	LOT SIZE SOURCE	MPAC
MUNICIPALITY	Innisfil	LOT SIZE AREA CODE	Square Feet
COMMUNITY	Cookstown	WATERFRONT YES/NO	No
FRONTING ON	West	DIR.S	Hwy27 to Kidds Ln to Heritage
LEGAL DESC.	PCL 18-1 SEC 51M394; LT 18 PL 51M394; INNISFIL	MAIN CROSS STREETS	Hwy 89 & Hwy 27
LOT FRONT	60		

Amounts/Dates

HST APPLICABLE TO SALE PRICE	Not Subject to HST	POSSESSION DATE/TYPE	January 29, 2026 / Flexible
TAXES/YEAR	\$4,961 / 2025	HOLDOVER DAYS	90
CONTRACT COMMENCEMENT	December 10, 2025	SELLER NAME	Kevin Matthew Nixon & Laura Joan Nixon
EXPIRY DATE	February 28, 2026		

Exterior

LINK	No	RETIREMENT COMMUNITY	No
VACANT LAND CONDO	No	SPECIAL DESIGNATION	Unknown
STYLE	2-Storey	YEAR BUILT	1989
EXTERIOR	Brick, Aluminum Siding	YEAR BUILT SOURCE	MPAC
EXTERIOR FEATS.	Landscaped, Deck	APPROX. SQUARE FOOTAGE	1500-2000
FOUNDATION DETAIL	Concrete Block	ABOVE GRADE FINISHED SQFT	1860
ROOF	Shingles	ABOVE GRADE FINISHED SQFT SOURCE	MPAC
GARAGE/TYPE	Yes / Attached	PROP. FEATS./AREA INFLUENCES	School
GARAGE PARKING SPACES	2	SURVEY TYPE	Unknown
PARKING/DRIVE	Private	CABLE	Yes
DRIVE PARKING SPACES	4	HYDRO	Yes
TOTAL PARKING SPACES	6	SEWERS	Yes
WATER	Municipal	GAS	Yes
POOL	Inground	MUNICIPAL WATER	Yes
SEWERS	Sewer		

Interior

# OF ROOMS	8 + 4	INTERIOR FEATS.	Central Vacuum
# OF BEDROOMS	3 + 1	FAMILY ROOM/BONUS ROOM	Yes
# OF KITCHENS	1	BASEMENT	Finished, Full
# WASHROOMS/PCS	1 / 2	FIREPLACE/STOVE	Yes
LVL	Main	FIREPLACE FEATS.	Family Room, Natural Gas
# WASHROOMS/PCS	1 / 6	# OF FIREPLACES	1
LVL	Second	HEAT SOURCE	Gas
# WASHROOMS/PCS	1 / 4	HEAT TYPE	Forced Air
LVL	Second	AIR CONDITIONING	Central Air
# WASHROOMS/PCS	1 / 3	LAUNDRY LVL	Main Level
LVL	Basement		

Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2	DESC. 3
1	Ground	Foyer	2	2	Tile Floor	Double Closet	2 Pc Bath
2	Ground	Kitchen	3.175	4.466	Porcelain Floor	Granite Counters	Pantry
3	Ground	Breakfast	2.24	3.16	Porcelain Floor	W/O To Yard	West View
4	Ground	Great Room	3.35	6.23	Hardwood Floor	Combined w/Dining	East View
5	Ground	Family Room	4.94	3.37	Hardwood Floor	Gas Fireplace	West View
6	Ground	Laundry	2	3	Tile Floor	W/O To Garage	
7	Second	Primary Bedroom	5.51	3.55	Hardwood Floor	Double Closet	6 Pc Ensuite
8	Second	Bedroom 2	3.21	2.69	Hardwood Floor	Closet	East View
9	Second	Bedroom 3	3.43	3.54	Hardwood Floor	Closet	Ceiling Fan(s)
10	Basement	Recreation	3.11	9.89	Laminate	Above Grade Window	Pot Lights
11	Basement	Bedroom 4	2.89	6.01	Laminate	B/I Shelves	Closet
12	Basement	Utility Room	3	3	Concrete Floor	B/I Shelves	Above Grade Window
13	Basement	Other	1	3	Laminate	B/I Shelves	

Comments

REMARKS FOR CLIENTS

Welcome to 6 Heritage Rd, a warm and well-cared-for family home in one of Cookstown's most established neighbourhoods. With 1,860 sq.ft. above grade and a beautifully designed backyard retreat, this property offers space, comfort, and an ideal layout for family living. The main floor features a bright great room with light hardwood floors and a large picture window. The renovated kitchen includes granite counters, crown-molded cabinets, five-sided drawers, tile backsplash, undermount sink, and a spacious eat-in area with tall windows and a walkout to the deck. A separate family room with gas fireplace and built-ins provides a cozy second gathering space. The main floor also includes a convenient laundry room with cabinets, counter space, and direct access to the heated and insulated 2-car garage with 10-ft ceilings and a rear yard walkout, plus a 2-piece bath. The second floor offers 3 comfortable bedrooms and 2 full bathrooms, including a primary suite with two double-door closets and a 6-piece ensuite with soaker tub, separate tile shower, and double-sink vanity. Bedrooms 2 and 3 include hardwood floors, ceiling fans, and single-door closets, with a 4-piece main bath nearby. The finished basement adds flexible space with a 4th bedroom, large rec room with pot lights and a live-edge bar area, a 3-piece bath, and excellent storage including a cold/mechanical room with built-ins and a window. The west-facing backyard is a standout feature, offering sun and warmth throughout the day. Families will love the heated saltwater pool with multicolour lighting and a smart controller for easy maintenance. A ~15' x 19' deck, paver-stone patio, armour-stone steps, perennial gardens, and full fencing create a private space perfect for outdoor living, entertaining, and full-day enjoyment in the sun. Driveway parking for 4 cars. Major updates include windows (2016), roof shingles (2017), and furnace and water tank (2024).

OFFER REMARKS

Offers accepted anytime.

INCLUSIONS

All window coverings. Central vacuum (one hose, one power head). Honeywell Smart Thermostat. Maytag washer. Inglis gas dryer. GE refrigerator and gas stove. Bosch dishwasher

EXCLUSIONS

Smart doorbell. Foyer wooden coat rack. Two garage wall mounted tool cabinets - Mastercraft.

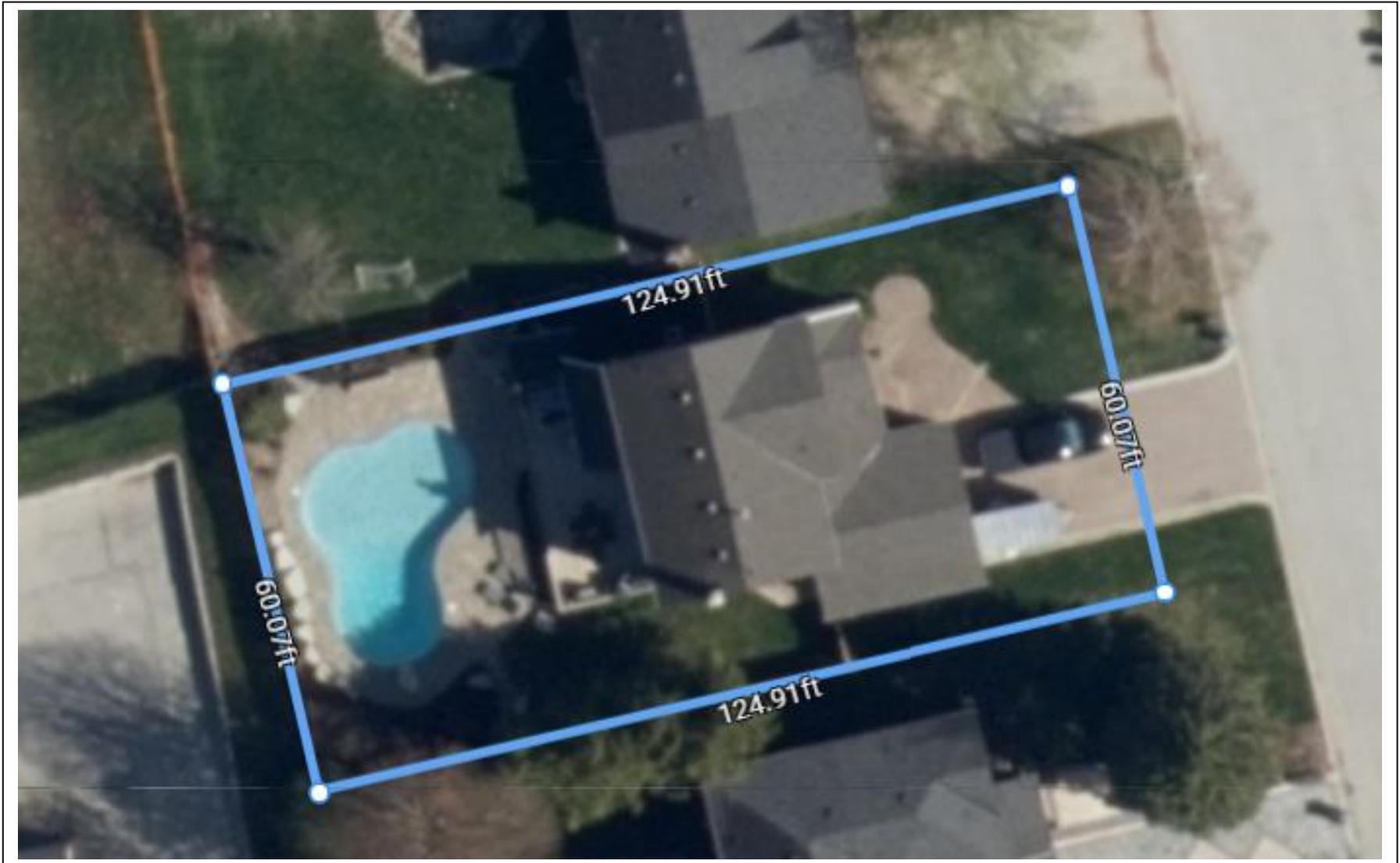
RENTAL ITEMS/UNDER

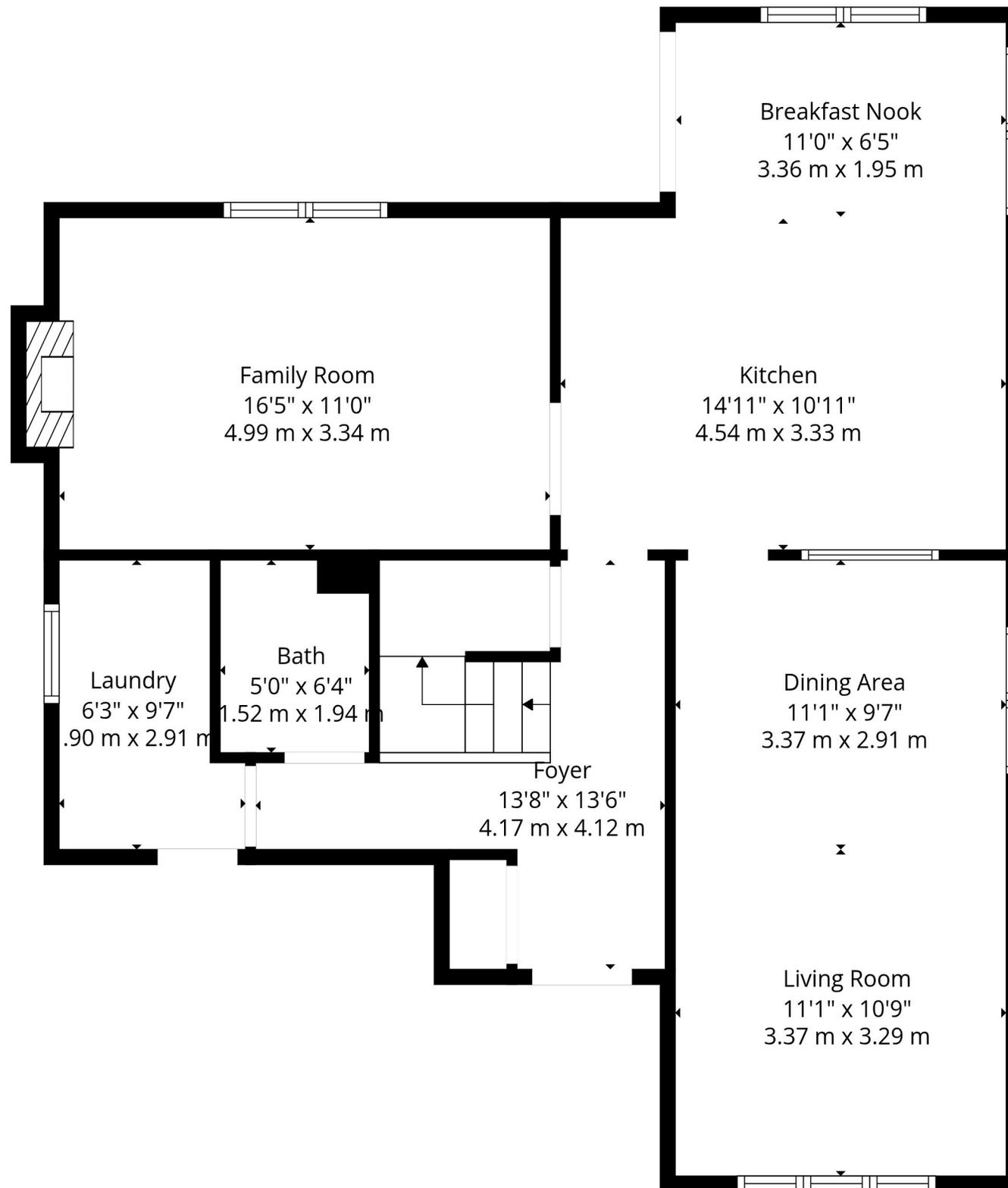
CONTRACT

None

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6 Heritage Road, Cookstown – Aerial



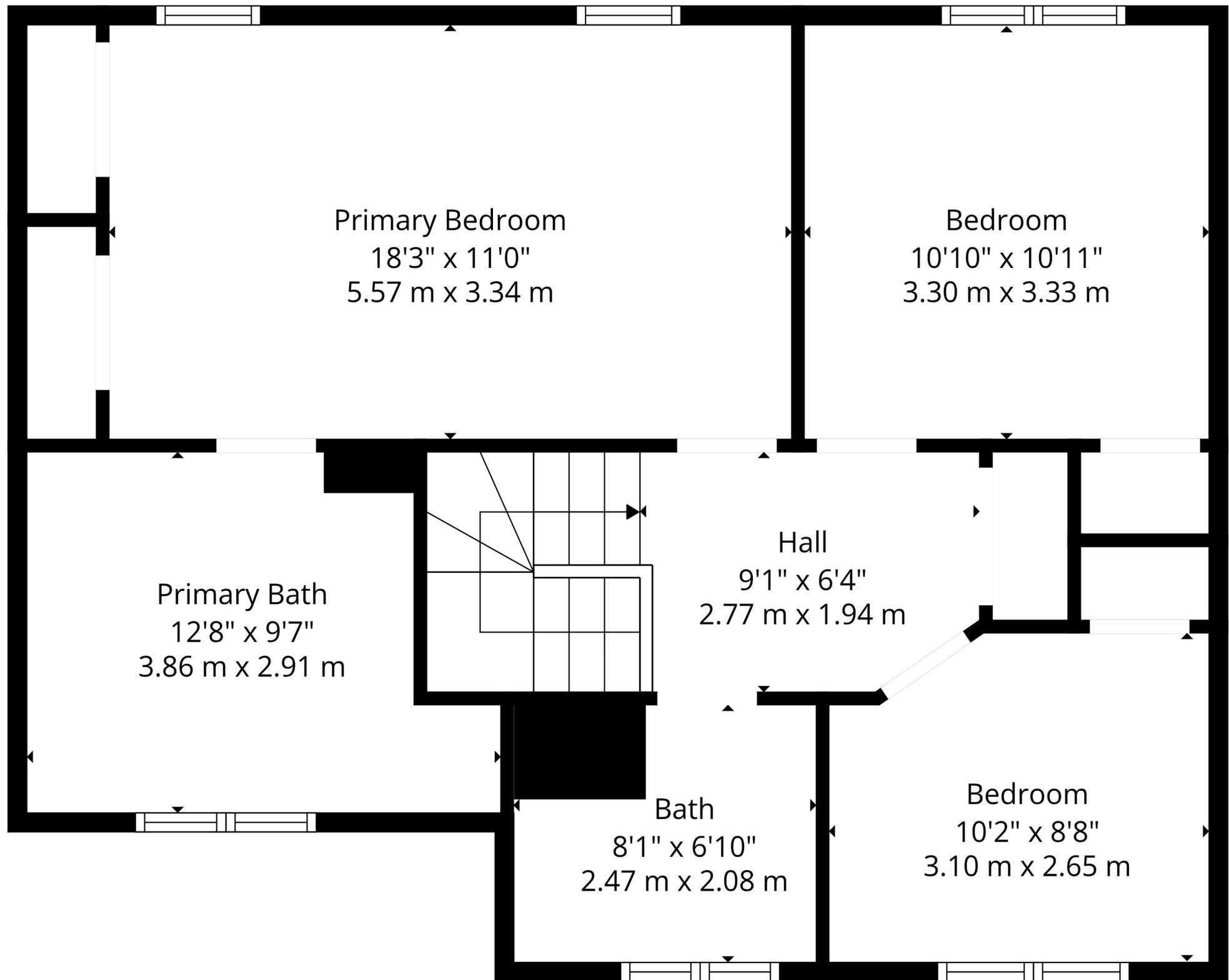


TOTAL: 2325 sq. ft, 216 m2

BELOW GRADE: 710 sq. ft, 66 m2, 1st floor: 882 sq. ft, 82 m2, 2nd floor: 733 sq. ft, 68 m2
 EXCLUDED AREAS: STORAGE: 60 sq. ft, 6 m2, UTILITY: 116 sq. ft, 11 m2, FIREPLACE: 6 sq. ft, 1 m2,
 WALLS: 194 sq. ft, 17 m2

Measurements Are Calculated By Lidar Technology. Highly Reliable But Not Guaranteed.





Primary Bedroom
 18'3" x 11'0"
 5.57 m x 3.34 m

Bedroom
 10'10" x 10'11"
 3.30 m x 3.33 m

Primary Bath
 12'8" x 9'7"
 3.86 m x 2.91 m

Hall
 9'1" x 6'4"
 2.77 m x 1.94 m

Bath
 8'1" x 6'10"
 2.47 m x 2.08 m

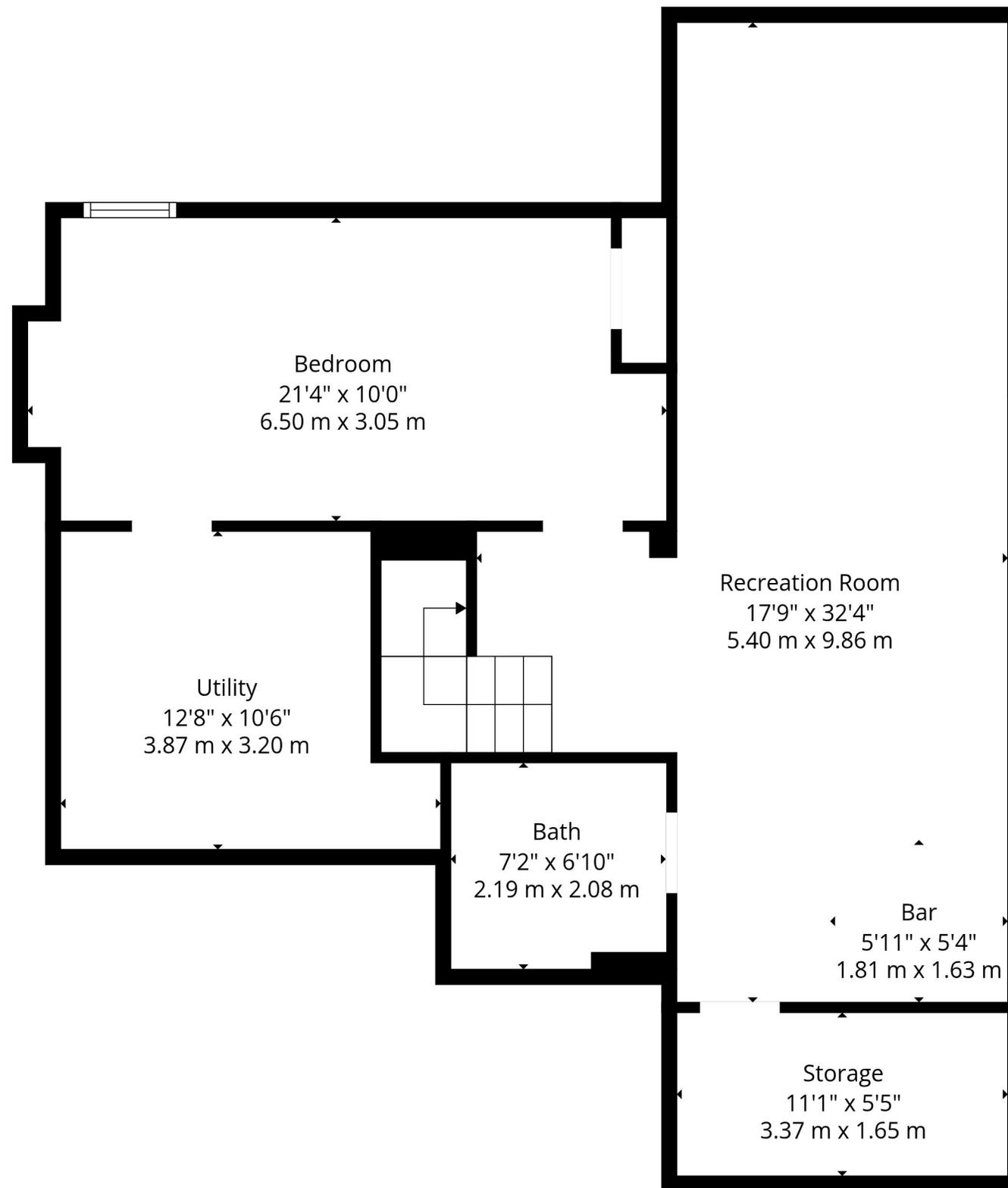
Bedroom
 10'2" x 8'8"
 3.10 m x 2.65 m

TOTAL: 2325 sq. ft, 216 m2

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Detailed Feature List

6 Heritage Road, Cookstown

Summary:

Welcome to 6 Heritage Rd, a warm and well-cared-for family home in one of Cookstown's most established neighbourhoods. With ~1,860 sq.ft. above grade and a beautifully designed backyard retreat, this property offers space, comfort, and an ideal layout for family living. The main floor features a bright great room with light hardwood floors and a large picture window. The renovated kitchen (2015–16) includes granite counters, crown-molded cabinets, five-sided drawers, tile backsplash, undermount sink, and a spacious eat-in area with tall windows and a walkout to the deck. A separate family room with gas fireplace and built-ins provides a cozy second gathering space.

The main floor also includes a convenient laundry room with cabinets, counter space, and direct access to the heated and insulated 2-car garage with 10-ft ceilings and a rear yard walkout, plus a 2-piece bath. The second floor offers 3 comfortable bedrooms and 2 full bathrooms, including a primary suite with two double-door closets and a 4-piece ensuite with soaker tub, separate tile shower, and double-sink vanity. Bedrooms 2 and 3 include hardwood floors, ceiling fans, and single-door closets, with a 4-piece main bath nearby.

The finished basement adds flexible space with a 4th bedroom, large rec room with pot lights and a live-edge bar area, a 3-piece bath, and excellent storage including a cold/mechanical room with built-ins and a window.

The west-facing backyard is a standout feature, offering sun and warmth throughout the day. Families will love the heated saltwater pool with multicolour lighting and a smart controller for easy maintenance. A 15' x 19' deck, paver-stone patio, armour-stone steps, perennial gardens, and full fencing create a private space perfect for outdoor living, entertaining, and full-day enjoyment in the sun. Major updates include windows (2017), roof shingles (2018), and furnace and water tank (2024).

PROPERTY

- ~60ft x 124ft premium lot
- Paver stone driveway
- Rear yard inground pool
- Perennial gardens

HOUSE

- Two story detached home
- ~1,860 sqft. Built 1989
- Covered front porch
- Brick and aluminum siding exterior
- Updates: Windows (2013), Shingles (2018), Furnace and water heater (2024), Front door (2025),

MAIN FLOOR

- **FOYER –**
 - Porcelain tile floor
 - Double closet door
 - **Two piece bathroom**
- **KITCHEN – 10.42' x 14.65'**
 - Porcelain tile floor
 - Custom cabinets
 - Five sided drawers
 - Wall cabinets with crown moulding
 - Tile backsplash
 - Granite counters
 - Undermount sink
 - Separate pantry cupboard
 - GE refrigerator and gas stove
 - Bosch dishwasher

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- **EAT IN/ BREAKFAST AREA – 7.35' x 10.37'**
 - West views
 - Porcelain tile floors
 - Tall windows
 - Combined with kitchen
 - Patio door walk out to rear deck, yard and pool

- **FAMILY ROOM – 16.21' x 11.06'**
 - Hardwood floor
 - Gas fireplace with brick surround (Kingsman - 2014)
 - Built in shelves and cabinets
 - Tall windows
 - West views

- **GREAT ROOM – 10.99' x 20.44'**
 - Hardwood floor
 - Picture window
 - East views
 - **Combined with Dining Room**

- **LAUNDRY ROOM - 6.56' x 9.84'**
 - Tile floor
 - Maytag washer
 - Inglis gas dryer
 - Built in cabinets and counter
 - Walk out to garage

SECOND FLOOR

- **PRINCIPAL BEDROOM – 18.08' x 11.65'**
 - Hardwood floor
 - Two windows
 - Ceiling fan
 - Two closets with double doors
 - West view
 - **ENSUITE – Double sink vanity, corner soaker tub, separate tile shower, tile floors, one piece toilet.**

- **SECOND BEDROOM – 10.53' x 8.83'**
 - Hardwood floor
 - Single door closet
 - Ceiling fan
 - East views

- **THIRD BEDROOM – 11.25' x 11.61'**
 - Hardwood floor
 - Single door closet
 - Ceiling fan
 - West views

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- **MAIN BATHROOM**

- Tile floor
- Tub - shower combo with tile surround
- East view

BASEMENT

- **RECREATION ROOM - 10.2' x 32.45'**

- Laminate floor
- Suspended ceiling
- Pot lights
- Above grade window
- Built in bar with drawers, cabinets & live edge wood counter

- **FOURTH BEDROOM – 9.48' x 19.72'**

- Laminate floor
- Single door closet
- Pot lights
- Above grade window
- Built in shelves
- Suspended ceiling

- **STORAGE ROOM - 3.28' x 9.84'**

- Laminate floor
- Built in shelves
- 100-amp breaker panel

- **BATHROOM**

- Laminate floor
- Three pieces
- Corner shower
- Sump pump

- **MACHANICAL & STORAGE ROOM – 9.84' x 9.84'**

- Concrete floor
- Above grade window
- Built in shelves
- Hot water heater (Rheem - 2024)
- Furnace – modulating fan - with humidifier (Coleman - 2024)
- Central air (Ingersoll Rand)

GARAGE – 19' 10" x 19' 02"

- Two door, two car parking
- 10' ceiling height
- Walk out to rear yard
- One garage door opener
- Insulated and gas heated (Lennox)



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REAR YARD

- Fully fenced
- Rear deck ~15'08" x 19'8"
- Two side yard gates
- Armor stone steps and retaining wall
- Paver stone patio pool surround
- Inground pool

INGROUND POOL

- Saltwater pool
- Gas heated (Hayward – 2022)
- Multicolor lights
- Hayward Prologic smart system controller - App enabled

INCLUSIONS

- All window coverings
- Central vacuum (one hose, one power head)
- Honeywell Smart Thermostat
- Maytag washer
- Inglis gas dryer
- GE refrigerator and gas stove
- Bosch dishwasher

EXCLUSIONS

- Smart doorbell
- Foyer wooden coat rack
- Two garage wall mounted tool cabinets – Mastercraft