



NEIGHBOURHOOD GUIDE

Cookstown, Innisfil

Simcoe County | October 2026 edition

Cookstown is Innisfil's historic western village at the Highway 400 and 89 junction - a small main street, established homes and a rural setting with unusually quick highway access.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

(647) 556-0121 | kaitlynn.martins@martinsrealtygroup.ca



AT A GLANCE

About Cookstown

Cookstown is Innisfil's historic western village at the Highway 400 and 89 junction - a small main street, established homes and a rural setting with unusually quick highway access.

KNOWN FOR

Landmarks across Innisfil

- Innisfil Beach Park - The town's main public waterfront, beach and boat launch.
- Friday Harbour Resort - Marina, boardwalk and golf - a market of its own on Big Bay Point.
- Alcona - The largest residential community and the centre of local services.
- Tanger Outlets Cookstown - Highway 400 retail draw at the town's west edge.
- Innisfil Recreational Complex - Arena, pool and library programming for families.

LIFESTYLE

Everyday life in Cookstown

HOUSING

Century and village homes, bungalows, and newer detached subdivision housing on the edges.

SCHOOLS

SCDSB and SMCDSB schools serve the village; verify the current catchment.

PARKS & RECREATION

Cookstown Community Park, local ball diamonds and the surrounding countryside.

TRANSIT & COMMUTING

Driving community; Bradford and Barrie South GO stations are the nearest rail options.

SHOPPING & AMENITIES

Village services on Queen Street, with outlet and big-box shopping nearby at the 400/89 interchange and in Barrie.



THE UPSIDE

What buyers like about Cookstown

- Immediate Highway 400 access
- Village character with everyday services
- Lower entry pricing than Barrie or Bradford

WEIGH CAREFULLY

What to know before you commit

- Older homes need proper inspection budgets
- Limited inventory means timing matters

ASK FOR THE CURRENT MONTH

How the Innisfil market is behaving

Board figures for Innisfil are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Cookstown

If you're buying

Innisfil buyers range from first-time buyers priced out of Bradford and Newmarket to waterfront and recreational purchasers. Kaitlynn checks shoreline rights, seasonal versus year-round road access, well and septic condition and winter commute realities before you write an offer.

If you're selling

Waterfront and near-water properties in Innisfil are sold to a wide geographic buyer pool, so photography, video and digital targeting matter as much as local exposure. Kaitlynn also times launches around the recreational buying season when it benefits the seller.



COMMON QUESTIONS

Cookstown questions answered

Why do buyers choose Cookstown over Bradford?

Usually price and the village setting with the same highway access. Kaitlynn compares both markets against your budget so the choice is based on numbers, not impressions.

LIMITED-TIME SELLER OFFER

List Your Home for 1%*

Professional real estate representation designed to help you keep more of your equity.

*Terms and conditions apply. Limited-time promotional offer. Eligibility and cooperating brokerage compensation may vary. Contact Kaitlynn Martins for full details.

NEXT STEP

Get your free home valuation

Every street in Cookstown trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

Phone: (647) 556-0121

Email: kaitlynn.martins@martinsrealtygroup.ca

Not intended to solicit buyers or sellers currently under contract with a brokerage. Information is deemed reliable but not guaranteed and should be independently verified. Kaitlynn Martins, Sales Representative, RE/MAX Your Community Realty Inc., Brokerage.

