



## Foxgate

**Location: King Township**  
**Acreage: 30 Acres**

"Foxgate" is situated in a very desirable location in King Township and offers the opportunity to relax and enjoy your own "bit of heaven". Seldom does a significant property like this come on the market, particularly in this location. 30 rolling acres with lovely woods, paddock, trails & countryside views.

### RESIDENCE

Stephen McCasey, Architect, was responsible for all the design details and supervised the construction.

Square footage, as supplied by the Architect:

First floor, second floor, apartment and other finished areas: 7,000 sq. ft.

Lower level gym, games room, wine room 690 sq. ft.

Stephen McCasey's comments on his design:

"The approach to this estate winds through stone gates, past equestrian fences, the new stables and up into a secluded forest of tall stately trees which form a backdrop for the main residence."

"The house is laid out over five floor levels nestled into a hillside."

### Presented by

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# MOFFAT DUNLAP

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## REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage - 16630 Dufferin Street, King City, ON L7B 1K5. - Tel: 905-841-7430 - info@moffatdunlap.com - www.moffatdunlap.com

"In consideration of the site, the house has an informal and soft edge in form and materials. The massing is a balanced symmetry. The materials consist of rough cut stone and board and batten style siding."

"The interior planning follows a traditional H-shape with the bedroom wing and utilitarian wing (garage, laundry, family room and housekeeper's quarters) linked by the spaces more public in character. The front verandah stretches across the linking piece comprised of the entry and garden halls, dining room, breakfast room and kitchen. Some of these rooms open onto the rear flagstone terrace increasing the exposure to available morning light."

"The living room is pulled away from the house to allow greater privacy. Its high cove ceiling and bay window draw focus to the view of the woodland beyond. The master bedroom suite of rooms including ensuite, dressing room, sitting room and den are located adjacent to the living room. The children's bedrooms and exercise room are located below the master bedroom in the lowest level of the house."

"A more rustic aesthetic has been implemented in the family room through the use of exposed structural beams, pine ceiling planks and a stone fireplace. The terrace and screened porch are accessed through french doors. The screened porch overlooks the riding areas."

"The house takes advantage of views into its picturesque setting while respecting and complementing the site."

### **Front Porch**

Flagstone surface, metal trellis

### **Receiving Hall**

Slate floor, alcove with double closets, full length mirror and 2 piece washroom

### **Garden Hall**

Slate floor. Sliding door entry to east terrace. Display cabinet.

### **Sunken Living Room**

Custom tray ceiling. Fireplace with marble surround. Bow window. French doors to South terrace. Oak flooring.

### **Dining Room**

Enjoys views through the Garden Hall and over the rolling countryside. Slate floor. Pocket door to kitchen.

### **Kitchen & Breakfast Room**

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The newly completed Downsview kitchen is light filled uses fine materials & offers lovely views over the property. Terrace access. Skylights. Slate flooring. Downsview custom cabinets. Extensive and colourful granite counter borders, counter top and splash guards. Lots of accessory lighting. Order desk. Serving bar area with own sink. Sub Zero freezer/fridge and Sub Zero fridge drawers. Genius Prestige microwave. Miele convection oven. 4 burner counter top Miele stove. 2 Miele dishwashers. Double sinks. Miele counter top barbeque. Glass fronted cabinetry for glass ware and dish display.

### **Family Room**

Vaulted and beamed ceiling. Pine. Stone fireplace - wood mantle and stone hearth. Wall of built in bookshelves and cupboards. Oak cabinetry. Pioneer Elite big screen TV and surround sound system will stay as will satellite system and all DVD equipment which is owned by the vendor. Doors to garden.

### **Porch**

Screened on three sides. Doors to garden. Natural stain used on the wooden porch floor.

### **Mud Room Entry**

2 piece washroom. Double cupboards.

### **Laundry Room**

Lots of counter space! Enclosed drying cupboard - tiled, drained and fan heated. Tromm washer and dryer. Deep sink.

### **Rear Hall**

Amana refrigerator and freezer included additional Viking microwave oven. More cupboards and counter space. Small sink. Exterior entry. Slate floor.

### **Bedroom Wing**

North Side of Residence (two levels)

### **Master Bedroom**

Large built-in closet with adjustable shelving. Business alcove. 5 piece bathroom has whirl pool tub and separate stall shower. Heated towel racks.

### **Office/Bedroom**

French doors to decorative balcony.

### **Guest Bedroom**

Bathroom ensuite. Extra deep tub and separate stall shower. Heated towel bars.

### **Bedrooms 4 & 5**

4 piece bathroom is shared.

### **Hall Area**

Linen closet and walk in storage cupboard.

### **Lower Level**

Hall leading to a fully paneled (pine), English-style Family Room/Library. Field stone fireplace. Custom shelving and cupboards. Garden entry. Bow window. Hitachi large screen TV and surround sound system plus entertainment system, will remain.

### **Storage Room**

Walk-in cedar lined clothing storage room.

### **Furnace Room**

And 3 more storage rooms.

### **Gym/Workout Room**

3 mirrored walls. All exercise equipment and sound system will remain.

### **Furnace Room/Workshop**

Deep sink and cabinet. Work bench and cabinets will remain.

### **Games Room**

Billiard table and accessories will remain.

### **Wine Cellar**

Built-in wine racks.

### **Storage Rooms**

Large storage room off the rear hall - could be an in-house theatre room. Two more storage cupboards.

## **APARTMENT**

Entry from inside or outside. 2 bedrooms. Living room. Full 4 piece bathroom. Kitchenette with small fridge and microwave oven. Furnished. Direct inside entry to 2 car garage. Power door openers. Outside entry too. Central vacuum canister. Extra hose for car cleaning.

### **FURTHER DETAILS**

- Oversized copper eaves and downspouts
- Heating is via two energy efficient electric forced air furnaces with heat pumps. Power humidifier (Aprilaire) and space guard filtration systems. Zoned.
- Kitchen sinks have a reverse osmosis water purification system by Numbus.
- Eureka central vacuum system
- Monitored burglar and fire alarm systems
- Electric security gates
- All plaster walls and ceilings, except in the basement area. Custom plaster moldings and cornices.
- Meridian phone system - two telephone lines plus a dedicated fax line and gate line.
- 2 energy efficient hot water tanks, zoned distribution
- All basement rooms gravity connected to floor drains
- Copper plumbing throughout
- New water softener equipment
- Hard wired emergency generator with dedicated switch bar
- 400 AMP electrical services. All underground wiring from the road.
- Exterior lighting and driveway lighting are controlled
- All light fixtures and curtains are included
- Newly installed 25 year cedar shingle roof
- All the stone work was completed by Clarence de Winter
- The landscape designer was Bruce Cosburn
- Septic system is gravity fed (no sump pumps)
- All light fixtures and draperies included

### **SWIMMING POOL**

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Designed and constructed by Betz Pools. Filtered and heated. Natural-pond style with blackened Gunite surface. Pennsylvania slate decking. Water fall. Propane tank is rented.

### POOL HOUSE

Board and batten, designed to match the main residence. Changing room and pool equipment room.

### TREE HOUSE

Accessed by a rope ladder. Constructed high in a tree. Cedar shake shingles. Screened windows and doors.

### STABLE

Board and batten style aluminum construction. Steel roof. The stable was constructed by Gary Van Bolderen, a well respected contractor who specializes in stable construction. Cobblestone centre aisle, 5 box stalls, tongue and groove oak partitions. Heated tack room. Utility room/workshop. Exhaust fan. Forced air heater. Hot and cold water supply. Fresh air inlet. Outside fuel storage.

### CAR DISPLAY AREA

Finished walls and ceiling. Epoxy painted floor. Four overhead doors. Alarm system. Heated. Ceiling fan. Satellite TV. Bar.

## PROPERTY DETAILS

- Gardens and lawns have extensive zoned sprinkler system for irrigation
- Wrought iron fence dog enclosure
- Paved drive from the front gates, inlaid paving stone in driveway circle by the house
- Low voltage garden lighting
- Garden tool shed, free standing
- Water supply - deep well in to the Aquil, approx. 110', installed by King City Well Drilling
- Four large grass paddocks - cedar posts rails. Installed by Dave King Fencing
- Walking and ATV trails through the property and around the paddocks
- Trillium carpeted forest floor each spring
- Equestrian horse jumps

## PRIVATE SCHOOLS IN THE AREA

Country Day School - 12 mins.

St. Andrews College - 8 mins.

Waldorf School

Montessori School

Pickering College

Holy Trinity

5 minutes to Newmarket or Aurora

10 minutes to 404 or 400 Highways

## LEGAL DESCRIPTION

Part Lot 30, Concession 2, Township of King, Regional Municipality of York. Designated as Part 1 on plan 65R-1861 together with a right of way over Par 3 on plan 65R-1861. Survey by William J. Plaxton, OLS, completed 1975. Approximately 30 acres.

Survey, building plans, assessment mapping; aerial photographs, are all available through the Listing Broker.