



**moffat
dunlap**

REALTOR
BROKERAGE

Georgian Estate

Location: King Township

Acreage: 30 Acres

Renovated country home in King Township. Lovely rolling acreage with large pond. New stable and separate heated workshop. Board paddocks. 3 finished levels. 3 car garage. Close to Nobleton and Schomberg. Great commuter location.

- Sun Room
- ☐ In-floor heating
 - ☐ Stone floor
 - ☐ Barbeque

Presented by

John Dunlap,

Broker Of Record

Phone: 647-280-7430

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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

☐ 2 zones for heating

Family Room

- ☐ Built-in speakers (3 wall, 2 ceiling)
- ☐ Stone fireplace
- ☐ Oak floors
- ☐ Pot lighting
- ☐ Open to kitchen

Kitchen

- ☐ Centre island

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- ☐ Bar fridge
- ☐ Granite counters
- ☐ Double sink
- ☐ Cellini cabinetry
- ☐ Jenn-air stainless steel dishwasher
- ☐ Sub-zero fridge
- ☐ Miele Oven
- ☐ Jenn-air downdraft cooktop

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☐ Pot lights

Living Room

- ☐ Oak floors (refinished)
- ☐ Stone fireplace & wood mantel be Reece's
- ☐ 4 picture windows
- ☐ Built-in speakers

Foyer

- ☐ Tumbled tile
- ☐ 2 piece powder room

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☐ Walk-in closet

Dining Room

- ☐ Oak floors
- ☐ Open to breakfast room

Main Floor Office

- ☐ Double window
- ☐ Oak hardwood floor

Laundry Room

- ☐ Tile floor
- ☐ 2 piece powder room

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☐ Deep sink

Breakfast Room

- ☐ Oak floor
- ☐ Pantry
- ☐ Breakfast bar

Office or 5th Bedroom

- ☐ Hardwood floor
- ☐ 2 west facing windows

Bedroom 2

- ☐ Walk-in closet

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☐ Oak hardwood floors

Bedroom 3

☐ Walk-in closet
☐ View over paddocks
☐ Oak hardwood floors

Bedroom 4

☐ Hardwood floors
☐ Closet
☐ View over paddocks

Bathroom

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- ☐ Linen closets
- ☐ 5 piece with jet tub

Master Bedroom

- ☐ Sitting Room
- ☐ Oak hardwood floors
- ☐ Walk-in closet
- ☐ 5 piece en suite
- ☐ Granite counter with double sinks

LOWER LEVEL

Rec Room with walk-out

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Walk-in cedar closet

Storage room

2 piece bathroom with in-floor heating

Games Room/Theatre Room

- ☐ Stone fireplace
- ☐ Built-in speakers hook-up for home theatre
- ☐ Wet bar with dishwasher & refrigerator
- ☐ Pool room
- ☐ Walk-out

Stone Patio

- ☐ Built-in barbeque

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- ☐ Built-in bar fridge
- ☐ 3 tier deck with 75 lights
- ☐ Secondary outdoor barbeque
- ☐ Plexiglass sides

Four paddocks (oak boards) 3 with water

Barn

- ☐ 7 stalls (2 broodmare stalls)
- ☐ Wash stall with heater
- ☐ Rubber aisle

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- ☐ Pine panelled tack room with sink & tack lockers – hot water on demand
- ☐ Sound system
- ☐ Ceiling fans
- ☐ Verifan air exhaust system
- ☐ Spruce panelled stalls – screenings with rubber mats
- ☐ Pop-out windows for easy cleaning
- ☐ Hay storage area
- ☐ Pine panelled feedroom with laundry & 2 piece power room – laundry sink

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Workshop

- ☐ Lockable doors – truck height
- ☐ Insulated
- ☐ 200 amp service
- ☐ Concrete floor
- ☐ Attached hay storage & shavings building with truck & man door

Other

- ☐ Central vac.
- ☐ 3 car garage (electric doors)

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- ☐ Security system
- ☐ Geothermal heat by Yanch
- ☐ High speed wireless internet by routcom.com
- ☐ Firepit
- ☐ 11 apple trees
- ☐ Garden shed
- ☐ Ministry tree agreement
- ☐ Drilled well

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- ☐ Septic is to east of home
- ☐ Potential forest management program (very advantageous 90% funding)