



## Briardale, Caledon

**Location: Caledon**

**Acreage: 25 Acres**

**Price: \$799,000.00**

**Presented by**

**John Dunlap,**

Broker Of Record

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A much admired Caledon property tucked away in the hills close to Glen Haffy Conservation Area. The storybook maple lined driveway leads to the century farm house which is placed beside a clear spring-fed pond all set on 25 private rolling acres. Sit on the front verandah and soak in the quiet pastoral scene before you. Spend time in the detached studio. Gaze into the pond reflecting the original barn and wood roofed silo. The Bruce Trail is accessed from the back of Briardale and you can hike and ski for miles. Climb the hill and see Schomberg 30 km away. This property is a rural oasis, yet 10 mins to retail, restaurants, schools and a new hospital. The land offers wonderful fenced vegetable garden and a large meadow at the south end of the property plus mature woodlands.

The Residence

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REAL ESTATE LIMITED

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- - 3 bedroom, 1.5 bathroom home
- - New decking
- - Updated furnace
- - Significant barn restoration work is now complete
- - Lovely combined Kitchen and Living Room

Living Room 23 x 16.99 feet

- - Walk-out to verandah
- - Open Concept
- - Hardwood Floor

Kitchen 18.21 x 14.7 feet

- - hardwood floor
- - Combined with Living Room

Bedroom 15.72 x 8.99 feet

- - Walk-out
- - Walk-in closet
- - 2 pc en suite

Master Bedroom 13.09 x 12.60 feet

- - Hardwood floor
- - Property views
- - Built-in closet

Bedroom 16.99 x 9.61 feet

- - 3pc en suite
- - Walk-in closet

Sunroom/ Lounge 22.51 x 22.01

- - A great place for casual entertaining
- - Separate staircase
- - Views over the pond and grounds

The Studio

A self-contained building which easily is a private office or studio. Lovely setting near the garden.

The Barns

A classic early Ontario barn with good ceiling height, impressive stone work and massive beams. The wood roofed silo is one of the few remaining in the area and adds charm to Briardale.

Briardale has a long and storied history and was once part of the Colonel Beardmore Farm a name long established in Ontario's agricultural and