



150 Acres, King

Price: \$4,999,000.00

## 150 acres, King

### THE RESIDENCE

This graceful country home has recently undergone a renovation with new kitchen (2105) and an addition in 2014 featuring a new master suite with vaulted ceilings, 5 piece en suite bathroom, walk-in closet and large home office. The original features of the home including fieldstone fireplace, wide plank pine floors and beamed ceilings were preserved to create a warm country residence.

The foundation plantings, driveway, sports field, outdoor sitting areas plus numerous paths and stone walkways were designed by landscape architect, Lois Lister. David Nisbet has also added his landscaping touch to create wonderful grounds. The hilltop setting allows total privacy and offers lovely countryside views. A magnificent collection of mature walnut, willow, Douglas fir and maple trees surround the residence and also can be found in the property's woodlands.

### KITCHEN

Presented by

**John Dunlap,**

Broker Of Record

Phone: 647-280-7430

[john.dunlap@moffatdunlap.com](mailto:john.dunlap@moffatdunlap.com)

Bathrooms : 4

Bedrooms : 7

# 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

The new kitchen has a large centre island with sink, large pantry, coffee station and is open to the conservatory with dining space. The kitchen is finished with natural quartz counters and custom cabinetry.

## CONSERVATORY

- Tile floor
- Beamed ceiling
- Walk-out to grounds
- Floor-to-ceiling windows
- Dining area

## GALLERY

- Wide-board floors
- Track picture lighting
- Century panelling
- Open to the kitchen

## LIVING ROOM

- Fieldstone fireplace
- 2 bay windows with distant views
- Beamed ceiling
- Wide-board wood floors
- Picture lighting
- Multiple seating areas

## FAMILY ROOM

- Pine floors
- Views in 2 directions
- Built-in bookshelves

## 2 PIECE POWDER ROOM

## MUDROOM

- 2 closets
- Tiled floor
- Walk-out to stone patio

## MAIN FLOOR LAUNDRY

## UPSTAIRS

## OFFICE

- two storage cupboards
- east and south views

## BEDROOM 2

### **BEDROOM 3**

- South view

### **3 PIECE BATHROOM**

### **BEDROOM 4**

- Double closet
- Tray ceiling
- West views
- Wainscotting
- Pine floors

### **BEDROOM 5**

- Double closet
- Tray ceiling
- North views
- Pine floors
- Bead-board walls

### **4 PIECE BATHROOM**

### **BEDROOM 6**

- Double closet
- Tray ceiling
- West views
- Bead-board walls

### **BEDROOM 7**

- Tray ceiling
- Double closet
- North view

### **POOL HOUSE/SUMMER HOUSE**

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The pool house was designed by Stephen McCahey in the Napier Simpson Style to complement the design of the main residence. The pool house is a wonderful location for shaded summer dining or just simply relaxing by the pool. The exercise studio and hot tub room are enjoyed throughout the year.

The Pool House includes:

- 3 piece bathroom
- Hot tub room
- Cedar lined walls and ceiling with skylights
- South views
- Ceiling fan
- Woodstove
- Exercise room
- Pot lights
- Muskoka style room

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The Century Barn is laid out in a L-shape with 3 car garage, heated workshop, storage areas, loft, exterior overhang and livestock area. The upper floor of the barn has seen many different uses including basketball, badminton, hay storage, hosting fund-raising events and dinner parties.

A second pole barn with concrete apron, covered feeder, heated water bowls and storage areas lies to the west of the original barn. In addition, there is a large metal clad implement storage building with attached run-in shed with concrete apron and heated water bowls. These two buildings were added to the Farm to house a cow/calf herd of 60 animals.

## TENNIS COURT

Hard court surface. Regulation size.

## THE LANDS

Rarely does a parcel of this size (152 acres) become available in King Township particularly in such a preferred location with convenient access to Hwy 400 plus Aurora and Newmarket. You can enjoy the peace of the countryside, yet be minutes to Town.

The owner has an arrangement with a tenant farmer to manage the pastures and crop lands. The farm has approximately 66 acres in hay crops and an additional 22 acres in paddocks for cattle and horses. This agricultural uses allows the property to qualify for the Farm Class Tax Rate.

The fencing on the property was installed by McGuire Fencing Limited and is a combination of cedar post and round cedar rails or cedar post and page wire.

The westerly acreage is characterized by meadows and lovely forests. Within the forested lands, there is a 15 acre (approx) maple sugar bush interspersed with some beech and 40 year old pine and spruce plantations. There are wonderful walking trails, a small stream and on the height of land, sensational westerly views over King Township.

Below the home is a spring-fed pond which has seen many hockey games over the winter months.

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## OTHER

- New stucco siding with enhanced insulation throughout
- Geothermal heating and cooling system
- Deep drilled well to the east of the home
- Automatic pool cover
- 15 Kwh back-up generator powers residence
- Survey by Jim Purcell, OLS showing boundaries and confirming acreage
- 200 amp service to the residence and barns
- Outside landscape and façade lighting
- Water conditioning equipment

