



## 61 Kingscross Drive, King

### **Acreage: 2.37**

An iconic custom home in Kingscross Estates. Curb appeal galore! The home features a main floor master suite with its own sitting area, vaulted beamed ceilings, luxurious 6-piece bathroom and large change room with custom cabinetry. A superb 2-storey great room with fireplace is combined with an impressive kitchen and sun-filled breakfast room. The interior design and architecture are much admired!

The property spans 2.37 acres with enhanced landscaping and a much enjoyed Muskoka-style covered deck which overlooks the pool and firepit area.

### **Main Floor**

#### **Foyer**

Travertine floors, custom millwork, crown moulding

#### **Den (5.15 m x 3.59 m)**

A sun-filled room with hardwood floors, picture windows and views over the front garden. Built-in speakers

#### **Great Room (5.09 m x 7.10 m)**

### **Presented by**

**John Dunlap,**

Broker Of Record

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Bathrooms : 5.5

Bedrooms : 5

# MOFFAT DUNLAP

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

A wonderful combined kitchen and living space adjoin the 2-storey great room! Soaring 19 ft ceilings. Fireplace with stone surround and richly coloured wood mantel, walk-out to pool, hardwood floors.

## **Kitchen** (9.84m x 3.98 m)

This custom designed kitchen features impressive cabinetry and stonework! Breakfast bar plus centre island with sink. Subzero top-mount refrigerator/freezer, second refrigerator in the pantry area, 6-burner gas cooktop with grill, Miele dishwasher, double Viking Professional stainless steel ovens, pot filler, hardwood floors. The kitchen is open to the breakfast room and great room. Built-in speakers.

## **Breakfast Area**

Enjoy the backyard views through 8 windows. Built-in speakers.

## **Pantry & Mudroom**

Pantry with extra refrigerator and organized storage area. The mud room area has walk-outs to the front driveway, garage and thru to the backyard. Ample built-in storage cupboards.

## **Dining Room** 5.73m x 3.74m

Hardwood floors, built-in speakers, custom ceiling millwork, 8 picture windows

## **Office** 4.95m x 3.53m

This large home office is well appointed with private entrance off the covered porch, wainscotting, crown moulding, built-in speakers.

## **Main Floor Laundry**

Ceramic floor, large folding table with built-in storage, front mount Kenmore elite washer and dryer. Laundry sink.

## **Master Bedroom** 9.83m x 4.88 m

This impressive main floor master suite has a 15 ft beamed ceiling in the main area. Large sitting area, make-up station, change room with extensive built-in closet organizers, hardwood floors, walk-out to pool, luxury 6-piece en suite bathroom with deep tub and custom 6.39 m x 3.48 m glass shower with multi-jets and rain-head shower. Heated tumbled stone floors in bathroom. 2 window benches, built-in speakers.

## **Second Floor**

### **Landing Area**

The second floor landing has a built-in desk work station

**Bedroom 2:** 5.15m x 3.36m

A large bedroom with change room/lounge. Hardwood floors, built-in desks, plantation shutters, deep millwork, double closet

**Bedroom 3:** 3.69m x 4.70m

This room is currently used as a sitting room for Bedroom 2 Bedrooms 2 and 3 share a 4-piece bathroom

**Bedroom 4:** 9.28m x 5.59m

Hardwood floors, double closet, 4 piece en suite bathroom, adjoining loft (6.48m x 3.67m) with built-in desk and extensive built-in cabinetry. Vaulted ceiling.

**Covered porch**

Off the great room is the covered porch with lighting. This space can be accessed from the great room, the master suite or the home office. This covered porch overlooks the entire back yard.

Also on this level are additional coat closets and a 2-piece powder room.

**Lower Level**

The lower level is a large finished space which offers a full guest suite with en suite bathroom, home gym with full bathroom/steam room/sauna, movie room, recreation room, utility rooms. A wine cellar and 2<sup>nd</sup> kitchen are available to finish.

**5<sup>th</sup> Bedroom:** 4.45m x 3.38m

Hardwood floors, 3-piece en suite bath, closet. A perfect guest suite.

**Wine Cellar & tasting area**

Walk-in wine cellar with lockable door is ready for finishing. Slate floor.

**Home Gym**

Rubberized non-slip flooring. Storage closets.

**Television Area**

Large wet bar, hardwood floors.

**Recreation Room** 5.96m x 7.23m

Hardwood floor, pool table, gas fireplace with stone surround.

**Steam Room/Sauna**

As an accompanying room to the gym, there is a large change room with bathroom facilities, steam room/shower and sauna.

**Home Theatre** 7.48m x 5.43m

Theatre curtains, built-in screen and projector, hardwood floors.

**2<sup>nd</sup> Kitchen**

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Just add the appliances and the second kitchen is ready to go!

## The Lot

The lot encompasses 2.37 acres as per survey and has had recent extensive landscaping with mature specimen trees. Custom wrought iron fencing accents the fully fenced back yard in addition to stone patios and walkways with hand cut stone stairs.

Mature hemlock and spruce trees were transplanted to the lot in addition to carefully placed flowering pear trees, white birch, boxwood hedges, fragrant lilacs, lavender and ornamental hydrangeas.

## Additional Information

- 3 finished levels total 7,852 sq ft of space as per MPAC
- 20 ft x 40 ft pool
- Central vacuum system
- Cabana with 3-piece bathroom
- 2.5 car garage with access door to back yard
- Security cameras
- Drilled well and septic system
- 200 amp service
- 3 garage door openers
- Wrought iron stair railings
- Extensive landscaping
- Façade lighting
- Hunter Douglas blinds
- Fenced back yard
- Survey available
- Annual Property Taxes: \$18,048.92 (based on interim 2021)

## Inclusions:

- All pool equipment, all garage door openers and remotes, all broadloom where laid, washer, dryer, refrigerator, all electric light fixtures except as noted below, pool table, BBQ, all window coverings except as noted below

## Excluded:

- Dining room chandelier
- 2<sup>nd</sup> floor light fixture at top of stairs
- 2 Schonbek light fixtures on 2<sup>nd</sup> floor
- Drapes in den
- Drapes including rod in breakfast room
- TV and bracket in Great Room
- Breakfast Room chandelier
- Pewter chandelier on 2<sup>nd</sup> floor

## Rental items:

- Hot water tank
- Alarm system (as is)