



## Top Calibre Horse Farm

**Price: \$6,499,000.00**

### Top Calibre Horse Farm

Set on approx. 50 acres is this award-winning horse farm built by Dutch Masters. The mature tree-lined drive leads to the elegant 4-bedroom, 4.5 bathroom stone and stucco main residence with open concept kitchen and living space which was sited to overlook the paddocks. 1 bedroom loft style apartment over the 4-car garage plus a well built 2-bedroom staff apartment in the stable complex. The indoor arena and main barn with 16 stalls is exceptional with private office, bathroom, lunch room, tack room, blanket room and more! This is a very pretty farm located 10 minutes to Newmarket and Highway 404.

#### Front entrance

The welcoming front entrance is located between the covered porches and leads into the foyer with grey slate flooring.

The focus of the main floorplan is the over-sized open concept kitchen and living area with floor-to-ceiling glass windows which provide views over the front paddocks and towards the pool.

#### Kitchen

#### Presented by

**Elizabeth Campbell,**

Sales Representative

Phone: 905-841-7430

[elizabeth.campbell@moffatdunlap.com](mailto:elizabeth.campbell@moffatdunlap.com)

**John Dunlap,**

Broker Of Record

Phone: 647-280-7430

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

Bathrooms : 6.5

Bedrooms : 4 Bedrooms in Main House, 1 Bedroom Loft Apartment, 2 Bedroom Staff Apartment

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The kitchen surrounds the centre island with granite counters. Stainless steel appliances. Hardwood floors. The kitchen has a breakfast bar plus a large dining area,

## Living Area/Family Room

The living area alongside the kitchen has a gas fireplace with mantle and television. There are multiple walk-out doors to the wrap around deck.

## Sunroom

Off the kitchen is a sunroom with high ceilings and walls of windows. There is a direct walk-out from the sunroom to the main deck on the south side of the home. This main deck is often used for eating outside in the warmer months. The sunroom has a gel fireplace.

## Den/Dining Room

To the west of the kitchen is a large room with fireplace and views to the south. This room has been used as a den or dining room.

## Main Floor Office

Also on this level is a main floor office which looks toward the stable complex and a large oak tree. The room has red cherry wood floors. A two-piece powder room is located nearby.

## Mud Room with Entrance

Beside the office is the mud room which has a double closet and a wall of hooks which helps to keep the area organized! The mud room has its own entrance from the parking area.

## Main Floor Laundry

Opposite the mud room is a laundry room with additional storage space.

## Second Floor

The second floor of the home has four well appointed bedrooms along with 4 bathrooms.

## Primary Bedroom

The primary bedroom suite has high ceilings, a fireplace and lovely views over the property. This bedroom has a large walk-in closet with window and a 5-piece en suite bathroom with jacuzzi tub.

Bedroom 2: North views toward the stable complex and 3 piece en suite bathroom

Bedroom 3: Views over the property, double closet and a 3 piece bathroom across the hall.

Bedroom 4: Views towards the pool, double closet, en suite bathroom with jacuzzi tub/shower.

The upper hallway is very bright and airy and has a laundry chute to the main floor laundry.

## Lower Level

The lower level has a large recreation space which would make an ideal home gym or lounge. There is a wine storage room with glass door plus a cold cellar and several large storage rooms.

## The Pool

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The fenced pool area has a new shade pergola plus a full cabana with stainless steel double sink, mini refrigerator, plentiful cabinets for storage, bathroom/change room and equipment room. The salt water heated pool has expansive decking and even has its own beach area! Surrounding the pool are several flowering fruit trees and a signature ancient oak tree.

## The Coach House with Loft Apartment

Over the 4-bay garage is a finished loft style 1 bedroom apartment with its own private deck. The space is finished with 1 bedroom, 4-piece bathroom, laundry facilities and a large combined kitchen and living room with cathedral ceilings. The main room has pine laminate flooring for easy maintenance. The kitchen has a centre island plus plenty of space for a dining table.

## Stable Apartment

There is an additional apartment in the stable which can be either 1 or 2 bedrooms and has a large combined kitchen and living space which opens onto an over-sized covered deck. This is a very well finished apartment designed for staff living. The apartment has its own laundry facilities and a 3 piece bathroom with jacuzzi tub.

## The Stable Complex

This award-winning stable complex was built by Dutch Masters and had design input from some of Canada's top equestrians.

The stable has radiant floor heating and 16 stalls including 6 over-sized broodmare stalls plus one small stall for your smaller pets! There is a large wash stall and two main aisles which are finished in brick with mats. Each stall has matted floors and water buckets with individual water spigots so water intake can be monitored. There are two large tack rooms, hay room, lunch room plus an office both with radiant floor heating. The stable has a bathroom, full laundry room and even a cedar lined blanket room! The attention to detail and design is evident throughout the stable. The second floor of the stable has a large hay loft with sizeable storage space and hay drop.

The attached indoor riding arena has top-of-the-line GGT footing and is one of the brightest riding rings we have even seen. One end of the arena has a large viewing lounge which offers additional storage space. Each third window opens in the arena which enhances airflow and makes the arena comfortable for riding even in the summer.

Surrounding the barn is a circular drive-way which makes large truck deliveries an easy task. 8 paddocks with 4 run-in sheds are all convenient to the stable complex. Most of the paddocks have water hydrants and all of the fencing is in good repair.

In addition to the indoor arena, the farm also has a grass riding area plus a sand ring alongside the main driveway. The grass ring has a natural bank and two drop jumps.

## The Farming Land and Hacking Field

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To the west of the arena are two large fields (approx. 20 acres) that have been tended for many years by a local farmer. The western section of the farm has a wonderful hilly field which has manicured trails for exercising horses. Riders and horses alike love to go for a hack on this farm!

## Additional Details

- Forced air propane heating in main house
- HRV system
- Central vacuum system
- 2 septic systems (one for main house)
- Deep drilled well to the west of the home
- 4-bay garage with automatic doors
- Pool liner replaced in last 5 years
- Gated entrance at roadway
- Long tree-line driveway
- Main house roof redone approx. 2 years ago
- Indoor arena with tractor bay area for equipment storage