



**moffat
dunlap**

REALTOR
BROKERAGE

Broomhead Farm

Acreage: 47.5 Acres

Price: \$1,195,000.00

Presented by

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Broker Of Record

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Broomhead farm - fantastic renovaton to this 1870's farm. Long winding drive leads to the home. Huge open room combined with dining area. Family room with wideboard floors & massive barn beams under the cathedral ceiling. workshop. 6 stall barn with room for expansion. Miles of trails. Multiple stone patios. Pond. Paddocks.

Family Room

- Wideboard pine floors
- Cathedral ceilings with massive hand hewn beams
- Wood stove
- Walkout to covered flagstone porch

Laundry/Mud Room

- Double sink
- Stainless counters

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REAL ESTATE LIMITED

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- West facing windoes
- Laundry
- Cathedral ceiling
- Wideboard floors

Kitchen/Dining

- Centre island
- Stone counters
- Garland gas stove
- Double farmers sink
- Skylight

Living Room

- Wideboard floors
- Beamed ceiling
- Brick fireplace

Den

- Built-in shelves and bookcase
- West view

Sitting Room

- Stone floor
- Skylight
- 2 piece bathroom

Sunroom

- 5 picture windows
- Direct access to front patio
- Skylights
- Wood floors

Bedroom 2

- Closet
- Cathedral ceiling
- Berber carpet

Master Bedroom

- Cathedral ceiling
- 3 windows
- 2 piece en suite
- Closet

- Berber carpet

Office

- Wood floors
- 2 picture windows

Workshop

- Double doors
- Concrete floor
- 2 piece bath
- Power

Studio

- Covered south facing porch
- 4 piece bath
- In floor heating
- 3 large picture windows

Bank Barn

- 1 stall with direct paddock access
- 6 additional stalls
- 1 storage/tack room
- Room for additional stalls
- Large hay loft

Other

- Garden shed
- Chicken coop
- Pond
- Board paddocks
- Multiple hay fields
- Drilled well with superb flow by Constable well drilling
- New septic to west of home
- Water conditioning equipment
- Propane heating system (main house)
- Winding gravel drive
- Countryside views
- Lovely mature tree lines
- 5 minutes to Schomberg
- Convenient to Hwys 400 & 9

