



**moffat
dunlap**

REALTOR
BROKERAGE

Farm On A Hill

Location: King

Acreage: 100 Acres

Price: \$3,300,000.00

Main Residence

Foyer

When one enters this century farm house one soon notices the quality of the original finishes including the width of the flooring, the massive beams and the solid wood doors.

- Brick tiled floor
- Solid paneled front door
- 2-piece Powder Room
- Triple closet
- Access to the Screened Verandah

Living Room 30 X 24'4"

Located along the east end of the home is the massive Living Room with rich Douglas Fir Beams. This room was designed for large gatherings and is well positioned of the main hall of the home.

Presented by

John Dunlap,

Broker Of Record

Phone: 647-280-7430

john.dunlap@moffatdunlap.com

Peter Boyd,

Sales Representative

Phone: 905-841-7430

peter.boyd@moffatdunlap.com

- Brick pioneer fireplace
- Large north facing picture window
- Pegged wide-board Oak floors
- Windows on 3 sides
- Multiple seating areas

Screened Verandah

Facing north is the screened verandah which overlooks the pool and surrounding countryside. From this vantage point, one can see the highest point of land between Lake Ontario and Lake Simcoe.

Dining Room 18 X 12'3

The Dining Room with wide-board pine plank floors and stone floors reminds one of a bygone era. The Dining Room is perfectly position between the Living Room, Library and Kitchen.

- Stone fireplace
- South facing windows

Library 18 X 10'9"

The Library with built-in book cases and original pine floors is located off the Family Room and would make an ideal home office. Views to the north.

- Wide-board pine floors
- Built-in book cases

Family Room 19 X 16'

The combined Kitchen and Family Rooms is a wonderfully relaxed space. The Family Room is a great place to relax by the fire of the woodstove stove.

- Beamed ceiling
- Wide-board pine plank floors
- Woodstove
- North and south views

Kitchen 16'9" X 16'6"

Located at the west end of the residence is the Kitchen with custom pine cabinetry.

- Cork floors
- Centre islands
- Corian counters
- Oven/Dishwasher/Refrigerator
- Double sink
- Skylight

Mudroom and Laundry

Located near the entrance to the 4-car garage is the Laundry Room and Mud Room. There is also an additional 2-piece Powder Room in this area of the home.

SECOND FLOOR

- Walk-in closet
- Two additional double closets
- 4-piece en suite
- Pine floors
- Dormer windows

Bedroom 2 - 17'4" X 10'7"

- Built-in desk
- Pine floors
- Double closet
- Built-in dresser

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Bedroom 3 - 14'8" X 9'4"

- South view
- Double closet
- Pine floors
- Wood shutters
- Ceiling fan

Bedroom 4 - 14'6" X 10'6"

- Pine floors
- Double closet
- Alcove for desk
- Ceiling fan

Bedroom 5 – 14' X 10'4"

- Built-in dresser and desk
- 2 west facing windows
- Pine floors
- Ceiling fan

Also on this level are a 4-piece bathroom and a large cedar closet

LOWER LEVEL

On the lower level is a large Recreation Room (29' X 23'6") with brick fireplace with insert and a large north facing window. There is a Utility Room on this level plus room for a wine cellar.

Pool and Pool Cabana

The in-ground concrete pool measures and impressive 50 X 22'. Along the west end of the pool is the cabana which is good for changing and storing all the pool gear.

GARAGE STUDIO APARTMENT

Added over a portion of the garage in 1997 is a self-contained 1 bdrm apartment. This area is ideal for extended family or staff use. This apartment could easily be expanded as currently it only takes up space overtop of 2 of the 4 bays of the garage.

- Whipple Tree Kitchen with double sink, refrigerator, propane cooktop, oven
- 4 piece en suite bathroom
- Walk-in closet
- 2 ceiling fans

Second residences are virtually impossible to obtain in today's regulatory environment in King Township. Fortunately "Farm On A Hill's" second residence was approved prior to the change in regulations.

Other Details for the 2nd Residence:

- Forced air propane heating
- Water conditioner
- Lifebreath air filtration system
- Central air conditioning

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STABLE

The bank barn has 15 box stalls and has been home to such champion race horses as "Dauphin Fableux", "Gandria" and "Myrtle Irene". This stable was the home base for Canadian Horse Racing Hall of Fame member, Mr. Don McClelland.

- Attached to the stable is an indoor arena
- Closed circuit TV from foaling stall
- Fenced paddocks
- Ample hay and grain storage

WORKSHOP

To the east of the residence is a double bay drive-in workshop with truck height doors. A great place to store farm or recreational equipment.

ADDITIONAL PROPERTY DETAILS

- Drilled well by King City Well Drilling

