



## Willowbrook Farm

**Acreage: 77**

**Price: \$649,900.00**

Willowbrook Farm encompasses 77 acres and has a mix of woodlands, agricultural fields, pond, paddocks and gardens. Willowbrook offers a tremendous value package when one considers the acreage, the renovated home and all of the outbuildings.

Presented by

**John Dunlap,**

Broker Of Record

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### THE HOME

Down the long drive through the woods is placed the renovated 4 bedroom home. The home overlooks the spring-fed pond and the surrounding countryside.

The home has undergone significant renovation including upgraded insulation, doors, flooring, appliances, back-up generator, windows, bathrooms, landscaping, etc.

### FOYER/FRONT PORCH

The newly completed front porch and foyer is finished with slate floors and has lots of storage for outdoor gear.

## KITCHEN (5.41 x 4.01 M)

The south facing Kitchen is open to the Dining Room and has a wrap-around counter for convenient food preparation. The windows overlook the back yard. Upgraded stainless steel appliances.

## DINING ROOM (4.01 x 3.25 M)

The Dining Room has full height French Doors which walk-out to the back yard. Great access for the BBQ! The Dining Room is positioned between the Living Room and Kitchen which is perfect for entertaining.

## LIVING ROOM (5.01 x 4.01 M)

The Living Room has an oversized picture window which provides a lovely view to the north and west over the pond, gardens and surrounding countryside. Hardwood floors.

## FAMILY ROOM (5.61 x 3.01 M)

Along the west wall of the Family Room is a lovely fieldstone fireplace. The Family Room also has a full-height French Door walk-out to the back yard.

Also on this level is a fully renovated Powder Room with slate floors

## UPSTAIRS

On the second floor, are 4 good-sized bedrooms and a fully renovated 5-piece bath with double vanities. All rooms have closets and windows with countryside views.

## LOWER LEVEL

The renovated lower level is tiled with a large open room plus a Craft Room. There is a separate staircase to the garage from the Lower Level.

The basement foundation has recently been foam insulated for added cost savings.

## COVERED DECK

Attached to the home is a large covered deck. A perfect spot for your all season hot tub! Relax and enjoy the outdoors no matter what the weather!

## STABLE

The 8-stable stable with centre aisle is in immaculate condition. All box stalls have windows and there is a large tack room. The barn has water and power. There are 5 fenced paddocks installed by System Fencing.

This hip-roof style barn has ample hay storage in the hayloft .

## HEATED WORKSHOP

The huge workshop has 2 drive-in doors. The north half of the building is heated and this building provides tremendous storage.

## LOAFING BARN/LUNGING ARENA (23.16 x 24.38 M)

Near the Stable is a loafing barn with power. The dirt floor allows for turn-out of horses in all weather. Alternately, the building could be used as a run-in shelter for cattle or horses or would be a great implement shed.

## KENNEL

Though not currently used, there is a steel-sided kennel building which could be renovated, if desired.

## OTHER

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- Pond to the north of the home
- The Willow Creek meanders through the property
- Drilled well
- Septic is to south of residence
- Newly installed generator system (Generac Power Systems)
- Trails around the property
- Bridge over the Willow Creek
- Taxes: Approx \$2,732 with Farm Class Tax Rate

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Up-to-date survey available