



View Point, King

Location: King

Acreage: 59 Acres

Price: \$3,500,000.00

Impeccable and inspiring. Perhaps the best views in King Township. This stone and board and batten residence is located on one of King's highest ridges. Views as far as the eye can see. 4 + bedroom walk-out bungalow residence plus 1 bedroom complete guest house each with attached 3 car garages! Minutes to town and top schools. Superb location.

The History

The lands were acquired well in advance of the residence being constructed. The owner had selectively harvested trees for decades from their own woodlots around the Township in anticipation of the construction. The materials and design were meticulously researched and created by the owners and their architect.

Presented by

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Main Residence

The home was positioned to optimize privacy, views and the elevated southwestern exposure. The scale of the rooms and building caliber are impressive.

Foyer

A large receiving hall with 2 piece powder room, wet bar, cloak closets

Living Room

- Cathedral ceilings with beams imported from Quebec
- Stone fireplace
- Walk-out to southwestern facing deck
- Pot lights. Picture windows

Dining Room

- 2 walk-outs to the deck
- Sound system
- Stained glass French doors crafted by S. Hall
- Pot lights

Paneled Den

- Rich cherry paneling
- Built-in cabinets
- Fireplace with marble surround
- Massive picture window

Sun Room

- Walk-out to gardens and deck
- Potlights
- Skylights
- Ceiling fan

Combined Kitchen and Breakfast Room

- Walk-out to deck
- Centre island
- Double ovens, dishwasher, cooktop, subzero, refrigerator
- The double sink sits below a massive picture window which looks east over towards the bird feeders
- Reverse osmosis drinking water

Mudroom/Laundry

- A large area with double closets and entry doors towards both the front and back of the house
- Storage closets
- Laundry room with double sink, deep laundry sink, folding table, cupboards

Main House 3-car Garage

- Heated garage with drains
- Exterior access door
- Epoxy coated concrete floors

- Private entrance from the gardens to the Master Suite
- Pot lights, built-in speakers, air exchange controls
- Windows on 3 sides

Bedroom 2

- Dressing room, 3 piece en suite bathroom
- Views on 3 sides from the expansive bedroom
- Pot lights

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Walk-out Lower Level

Family Room

- Fireplace with brick surround
- Wet bar with pass through counter
- Pot lights and paneled walls
- Beamed ceiling with materials sourced from Quebec

Office

- Large personal office
- Walk-out to yard
- Pot lights

Exercise Room/Sauna/3 pc washroom

- Walk-out to yard

Bedroom 3

- Walk-in closet
- Pot lights
- 3 piece en suite bathroom
- Large west facing windows

Bedroom 4

- Walk-in closet
- Pot lights
- 4 piece en suite bathroom
- Large west facing windows

Guest House

- Part way up the drive is a full 1 bedroom guest house
- Large open concept Living Room/Dining area/Kitchen
- Pantry and laundry area
- Unfinished basement
- Geothermal heating & Air exchange system

Workshop & Garage

Attached to the Guest House is a large heated workshop with roll-up door plus a 3-bay garage with full floor drains
2 piece bathroom

Other

• Full amp service (4000-gallon)

- Kinetico water filtration system
- Central vacuum systems
- Cedar shake roofs
- Ample storage closets throughout the home
- Interlock front and back driveways as one approaches the residences
- Full back-up generator (Sommers Generator Systems)
- Automatic self-testing
- Diesel powered in a stand-alone building