



Maple Tree Farm

Location: King

Acreage: 29 Acres

Price: \$1,599,000.00

Maple Tree – A superbly renovated Georgian farmhouse. This charming home masterfully blends old and new. Fully upgraded bathrooms, massive Great Room with fieldstone fireplace, exposed brick walls. You will love it! The grounds have been dramatically enhanced with gardens, pool, stone patios, storage building. 29 rolling acres with mix of newly fenced paddocks, mature hardwood forest, and organic farm fields to keep the taxes low. Historic touches have been maintained including many original floors, trim, wainscoting. Highly efficient Geothermal heating. Kitchen with heated slate floor and a walled kitchen garden will delight.

Entrance Foyer

- Slate floor
- Double closet

Great Room

This masterful addition employs antique materials which combine to make a warm and inviting room which is ideal for entertaining.

Presented by

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REAL ESTATE LIMITED

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- Cathedral ceiling with century beams
- Wide-board antique floors
- Exposed brick wall
- Fieldstone fireplace
- South facing picture window with window bench
- Walk-out to pool
- Pot lights
- Built-in speakers
- Built-in book cases
- Large breakfast area

Screened Porch

There's nothing like enjoying a one of Maple Tree's porches. Whether it is the screened porch, the entrance porch or the stone patio. You can enjoy the outdoors and change the view with ease! The screened porch is a favorite room of the owners. Kick back and observe the wildlife, gardens and the breeze coming through the forest and across the fields. Lovely western exposure and direct walk-out to stone patio, gardens and pool from the screened porch.

Main floor laundry

Main floor 3 piece bathroom with glass shower

Kitchen

Deluxe JennAire stainless steel appliances, stone counters, heated slate floors and a lovely walled and raised kitchen garden for growing herbs access via a walk-out.

Dining Room

The woodstove adds charm to the original dining room. Superb ceiling height and lovely views.

- Wood floors
- Woodstove
- Wainscoting and deep trim
- 3 massive windows

Living Room

To the north of the original front door is the Living Room. In earlier times, this room would have served as the front parlor for receiving guests.

- Pot lights
- Wainscoting
- Deep trim
- 3 large windows
- Built-in speakers

Office

Enjoy the countryside views from your own private home office which is well located out of the main flow of the home.

- Wood floors
- Built-in bookcases
- Pot lights
- French doors lead into Living Room

SECOND FLOOR

- Walk-in closet plus double closet
- Deluxe 5-piece en suite with 2 sinks, soaker tub, and glass shower
- Built-in desk

Bedroom 2

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All the bedrooms are well-sized, have good ceiling heights and enjoy good views.

- Wood floors
- South facing window
- Closet

Bedroom 3

- Closet
- South facing window
- Wood floors
- Raised hearth

Third Bathroom

Bedrooms 2 & 3 share an upgraded bath on the second floor which is very well appointed.

Pool and Pool Garden

- Extensive natural stone decks
- Solar heating system
- Jet tub and Bose outdoor speakers
- Maintained by Breezeway pools

OTHER DETAILS

- Stone patio off screened porch for BBQing
- Central vacuum system
- Water conditioner
- 400 amp electrical service
- Large storage building with power and water. Could accommodate horses.
- New board fencing
- High-efficiency geothermal heating and cooling system
- Paved laneway and paved road
- Garden shed
- Generator
- Organic farm fields enjoy reduced tax class
- Mature forest with maple trees used for maple syrup production
- 2 wood burning fireplaces
- Includes all appliances, all electric light fixtures, central vacuum system, all pool equipment and all window coverings
- There are a wonderful mix of mature deciduous and evergreen trees scattered around the home, pool and grounds in addition to the fully forested acres to the west of the paddocks.

