



Windways Farm, King

Location: King Township

Price: \$3,699,000.00

Perfectly situated horse farm in the heart of King horse country. 5 minutes to Aurora, King City, top schools and other amenities. Rolling paddocks, sand ring, indoor arena, viewing lounge, 3 barns. 4+ bedroom main residence, renovated 2 bedroom manager's house, staff apartment. Frontage on both Dufferin St and Mulock Sdrd. Paved gated drive and paved road frontage on both Dufferin St and Mulock Sideroad.

Main Barn

The hip-roof barn was built by Proplan Builders with long centre aisle and 6 gables for maximum ventilation

Presented by

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MOFFAT DUNLAP

REAL ESTATE LIMITED

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- 26 stalls (12' x 12') with runner mats including several over-sized broodmare stalls
- Feed room
- Automatic water
- Wash stall
- Washroom
- Laundry Room
- Expansive hay loft with workshop space
- Ventilation fans

The New Barn

Running alongside the arena is the "New Barn" with additional stalls, wash rack and laundry. All stalls face exterior wall with extensive windows and great southerly exposure.

- 12 stalls
- Wash rack
- Laundry
- Easy-to-clean windows
- Automatic water in stalls

Broodmare Barn

- 10 stalls
- Convenient access to all paddocks
- A great barn for isolation or for mares and foals

Arena

- 60' x 168'
- 18 foot heated viewing room
- 1 bedroom apartment

Outdoor Ring

- Double clean brick sand footing
- Elevated position offers great views over the countryside

Manager's House

Located near the gate is the newly renovated 2 bedroom Manager's house. Open concept living and dining space. 4 piece bathroom plus laundry. Lovely views over the rolling paddocks. Updated roof by Boston Roofing. The extensive renovation included new windows, new siding, and a completely new layout, including new kitchen with granite counters.

MAIN HOUSE

The main house is accessed via a long paved drive and is perfectly sited to advantage of the distant views over the King hills. There are multiple outdoor sitting areas to enjoy. Family friendly interior layout with 9 foot ceilings and 5 bedrooms on second floor.

Mudroom

- Pot lights
- Heated floor
- 4 double closets

Sports Equipment Room

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- Kitchen/Family Room combined
- Walk-out to deck
- Breakfast bar
- Direct access to the Dining Room
- Breakfast bar
- Antique brick fireplace
- Pot lights
- Beech floors
- Walk-out to deck

Walk-in Pantry

- 2nd oven
- 2nd fridge
- Ample storage space

Main floor Laundry

- Washer and dryer
- Laundry sink

Family Room

- Beech floors
- Walk-out to covered porch

Dining Room

- Oak floors
- West view

Living Room

- Oak floor
- Fireplace
- French doors
- West views

2-piece bathroom

Office

- Hardwood oak floors
- 2 windows
- North views

Master Bedroom

A lovely room in the southwest of the home. Superb views across the farm and distant views over the surrounding hills.

- Walk-in closet
- 4-piece en suite bath

Bedroom 2

- 3 windows
- Double closet

Bedroom 4 & 5

- A large space 2 separate sleeping areas.
- 4-piece bath

Basement

The basement has several storage rooms plus a large Rec Room with tiled floor

Detached Garage

- Constructed in 2002
- 2 large interior parking spaces plus 3rd carport space for oversized vehicle.

OTHER DETAILS

- Propane heating for Main Residence
- Culligan water conditioning equipment
- Back-up Generators for Main Barn and Main House
- Over 2000 ft. of Invisible Fence keeps dogs out of paddocks and away from public roads
- Extensive paved road network around the property
- 14 paddocks - including 2 round pens
- All oak board fencing
- Well - 2 drilled wells on the property
- Power service for main house from Dufferin Street
- Stable complex power is serviced from 19th Sideroad
- Main house roof is approx. 7 years old
- Septics and fireplaces have been regularly serviced
- Extensive back-up water storage system