



## Schomberg Farm

**Location: King**

**Acreage: 13.22 Acres**

**Price: \$1,170,000.00**

Very convenient location near Schomberg. Renovated century farmhouse with stable and arena. Perfect location for boarding business or to keep some horses at home. 15 mins. to Newmarket, Aurora, Caledon Equestrian Park. A modern flare to a country home. Fenced paddocks. Indoor and outdoor riding rings.

### THE HOME

The new eat-in Kitchen is located on the west side of the home and is bright and airy with new travertine floors and upgraded appliances. Granite counters, silent close drawers.

The Family Room is a large space with direct walk-out to the grounds and pool area. Warmly coloured engineered hardwood floors. The Family Room can also be accessed via the Mud Room which has tumbled stone floors.

Close to the Family Room is a large main floor bedroom with skylight, ceiling fan, pot lights and engineered hardwood floors.

Alongside the Kitchen is a Dining Room with a pass through from the Kitchen. This room is currently used as a lounge, but the space could easily be suited for a Dining Room given its proximity to the Kitchen or could make a great home office.

Presented by

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# MOFFAT DUNLAP

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The Living Room is an expansive room with original fireplace & raised stone hearth. This south facing room has high ceilings and good natural light. Near the Living Room is the home office which overlooks the front drive. This room with hardwood floors and file storage area could also be turned into a bedroom, if desired.

Also located on this floor is the Laundry Room and a full 3 piece bathroom with shower.

## SECOND FLOOR

The Master Suite has a series of closets in addition to a large change room and a deluxe 5 piece en suite bathroom with double vanity and porcelain tile floors. The Change Room with built-in shelving could easily be a third bedroom upstairs.

Next to the Change Room is another Bedroom with 2 closets, 2 east facing windows and engineered hardwood floors.

## THE STABLES

The Bank Barn has 9 stalls which has new wiring and water systems in 2012.

- Stalls with rubber mats over limestone screenings
- Tack Room with laminate floor
- Blanket storage room
- 60 x 120 indoor arena with fibre footing by Footing First
- Outdoor sand riding ring
- Additional lands on the north side of the farm for hay or paddock space
- Approx. 8 paddocks including 2 round pens
- Asphalt manure storage area

## Second Barn

The second barn is insulated and has 4 stalls. This space could also become a large workshop or a multi-car garage for the house.

## OTHER INFORMATION

- The farm is connected to natural gas which is very rare in the countryside
- Deep drilled well
- Paved road access
- 2 minutes to Schomberg, 10 minutes to Hwy 400
- 15 minutes to Aurora/Newmarket and Caledon Equestrian Park