



**moffat
dunlap**

REALTOR
BROKERAGE

Perfection In The Country

Location: Mono

Acreage: Approximately 22 Acres

Price: \$1,349,000.00

Bathrooms : 3

Bedrooms : 3

Perfection in the country

22 Mono acres, with a 4 year old custom 3 bedroom bungalow in immaculate condition. This property truly is perfect and in move-in condition. Hardwood and porcelain flooring throughout, high cathedral ceilings, open concept kitchen, dining and family room anchored by a floor to ceiling stone Rumford fireplace with guillotine retracting glass and screen. The house is heated by a high efficiency natural gas furnace. The south facing principal rooms are filled with sunlight. Totally private views from the house and stone patio overlook the property with tamaracks in the distance. A gardener's delight, the fenced vegetable garden has an irrigation system and a cute shed with hydro. There is even a tiled dog shower in the mud room! Trails crisscrossing the property would take about 45 minutes to walk. The Bruce Trail is a short walk away.

The gardens and the natural stone landscaping have been professionally created and in summer low maintenance perennials bring colour all season long. A 26ft x 26ft workshop has an under-floor dust collection system, natural gas heating, an office and a separate paint storage room. The driveway is no-dust recycled asphalt

The property is supported by a natural gas powered 16KW Generac generator with an automatic transfer switch such that any power failure does not affect the property.

Located 10 minutes from Orangeville with all the retail and other choices you expect from a good sized town. School bus pick-up is at the gate.

This is a must-see house right now. There is no other like it on the market in the area and this will surely go fast.

MOFFAT DUNLAP
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