



Boston Mills Manor

Location: Caledon

Acreage: 1.01 Acre

Price: \$1,350,000.00

Boston Mills Rd, Caledon

Grand Caledon home on 1 acre surrounded by mature trees in a very quiet setting. This south facing home was designed for extended family living & entertaining. The 3 storey home has a walk-out lower level with lots of natural light. The open concept kitchen/great room and breakfast room will be what captures your attention or maybe the 3rd floor multi-purpose rooms or maybe the stunning back yard will be what you are looking for? Too many details to list! Come and see for yourself! Built with energy efficiency in mind.

MAIN LEVEL

Front entrance with carved insulated rounded door with separate receiving room

Kitchen

6.57 m x 3.87m irregular

Presented by

John Dunlap,

Broker Of Record

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Bathrooms : 4

Bedrooms : 5

MOFFAT DUNLAP

REAL ESTATE LIMITED

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Wolf, Miele, Sub Zero appliances, ceramic floor, black galaxy granite counters, 3 x sinks, cherry cupboards, pot lights, over looks garden to south, eat-in breakfast 'pagoda' with hand painted ceiling mural, walk out to deck and pool.

Dining Room

6.37m x 4.24m irregular

Hardwood floor, chandelier and wall sconces, leaded windows with bevelled glass, hardwood crown mouldings, wood burning fireplace, beaded oak wainscoting and south facing bow window.

Formal Living Room – the Bermuda Room

3.94m x 7.22m Irregular

Propane fireplace, hardwood floor, panelled wainscoting, French doors to dining room, walk out to west deck balcony, wall sconces, leaded bevelled glass French doors

Family room – the Great Room

5.11m x 7.01m

Beamed ceiling with two storey height, field stone fireplace, hard wood baseboards, freestanding 'antique' bar, built in wine fridge, wine cooler, icemaker and built-in sound system. Custom stained glass pool table lights & ceiling fan.

Media Room

3.2m x 5.15m

Flagstone floor, surround sound built in

Pool Rooms

Cedar walls, flagstone floor, sauna, his/hers change rooms, 2 piece washroom, freestanding feature pedestal wash basin, walk out to swimming pool.

Laundry

Porcelain sink, flagstone floor, butcher block counter, walk out to driveway.

Tartan room – Main Floor office or bedroom

4.41m x 3.80m irregular

Chandelier, broadloom, built in double closet semi en suite 3 piece

Grande Foyer

B&W porcelain tiles open 3 floor oak staircase, magnificent chandelier, beamed ceiling up there somewhere.

2ND FLOOR

Crystal bedroom

5.03m x 3.67m

Hardwood floor, double BIC, crystal ceiling lights.

5 Piece 2nd floor Bathroom

Ceramic floor with marble accents, double shower with body jets, wall sconces

Bedroom 2

4.17m x 3.35m

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Ceiling fan, south exposure, broadloom

Master suite

Sitting area – 4.20m x 4.49m

Hardwood floor, propane fireplace, cathedral ceiling, chandelier

Bedroom area 4.20m x 3.93m Irregular

Bed alcove, hardwood floor, west views

En suite 5 piece bathroom

Marble floor, double vanity, chandelier over jet tub.

His hers walk in closet, hardwood floor, built in organisers

3RD FLOOR

Studio

4.65m x 3.93m

Cathedral ceiling, hardwood floor

Office

2.85m x 4.35m

Cathedral ceiling

Hardwood floor

LOWER LEVEL

Wine cellar with insulated full length door & tiled floor

Utility/workshop space with power for heavy duty tools

Furnace Room: Double doors for equipment access, Two 2.5 ton ground source heat pumps (recently installed with 10-year warranty), 2 newer water heaters, Aprilaire humidifiers, HRV system, water conditioning equipment, 400amp electricity supply with generator transfer switch, reverse osmosis with water tank.

Second laundry room

Open unfinished walk out space with large windows. This area was designed to accommodate a 3 piece bathroom (roughed in), private entrance, living room/dining room, kitchen, 2 bedrooms. Floor plan drawings exist for the space.

House constructed with Silent Floor joists

Energy Star rating of 82 – a very heat efficient home!

Garages

The property has an attached 2-car garage plus an over-sized detached 2-car garage. The detached garage has a separate electrical panel plus 2 garage door openers. Finally plenty of room for all the toys.

THE GROUNDS

- Flagstone deck
- Multi-level seating areas
- Heated salt water pool with motorized pool cover

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- Dual waterfalls
- Firepit
- Gazebo area
- Outside sound system by Bose
- Pool equipment kept in insulated room for noise reduction
- Exterior power receptacles on timers

The front of the home has driveway lighting, waterfall, zoned garden areas, decorative wrought iron gates, ample parking

