



**moffat
dunlap**

REALTOR
BROKERAGE

Turtle Fen, Caledon

Location: Caledon

Turtle Fen, Caledon

One of Caledon's iconic country houses. Set down a long driveway is this finely built home placed to overlook the main pond, woodlands, and peaceful curated gardens. The main house blends glass, hand-hewn logs and finely crafted ceiling and floor details. Large open concept kitchen with broad breakfast bar opens into the impressive glass-walled Family Room. The Living Room is anchored by a hand-cut 2-storey fieldstone fireplace with raised stone hearth and mantel. The main floor master suite includes a private den with fireplace, his & hers baths plus a substantial walk-in closet. Detached studio building and garage plus a 3-bay drive shed surround the home. Extensive trail network.

Presented by

John Dunlap,

Broker Of Record

Phone: 647-280-7430

john.dunlap@moffatdunlap.com

Foyer

- Covered entrance
- Front hall closet
- 2-piece powder room

Master Suite

- Spa inviting Master Suite
- Private den with fireplace and walk-out to grounds, vaulted ceiling

MOFFAT DUNLAP
REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage
16630 Dufferin Street, King City, ON L7B 1K5
Tel: 905-841-7430 info@moffatdunlap.com
www.moffatdunlap.com

- His and hers bathrooms (3 piece + 4 piece, respectively)
- Walk-in closet plus double closet
- Hardwood floors
- Bedroom with peaceful west views over the birch grove
- Vaulted ceiling with back lighting and wood accents
- Exposed century log wall

Office

- Hardwood floors
- Exposed stone and log walls
- Skylight

2-storey Living Room

- Massive hand-cut fieldstone fireplace

Family Room

- Hardwood floors with pegged & pattern inlay
- Floor-to-ceiling sliding glass picture doors which open onto the rolling grounds
- Exposed hand hewn log wall
- Panelled ceiling inlays
- Open to the kitchen
- Family room accommodates a large country dining room
- The room offers a modern flair and is a favourite gathering spot

Kitchen and Breakfast Nook

- Open concept kitchen overlooks the light filled family room
- Extra broad eating island
- Baking or flower station

- 4 picture windows look towards herb garden and pond
- Bar area and dish pantry

Mudroom/Laundry

- Main floor laundry with tiled floor, laundry sink, hanging cupboards & extra refrigerator

2nd Floor

Loft

- The loft with skylights and private deck makes an ideal second office or kid's TV area

Bedroom 2

- Vaulted ceiling
- Private rooftop deck overlooks Turtle Fen
- Double closet
- Hardwood floor
- Ceiling fan

Bedroom 3

- Direct walk-out to private east facing deck with views to the pond
- Closet
- Hardwood floors
- Ceiling fan

These bedroom share a 4-piece bathroom with 2 linen closets

Lower Level

The lower level currently has 3 additional bedrooms, a 4-piece bathroom plus a sauna. There is plenty of storage/rec space.

Studio Building

Driveshed

3-bay driveshed building is perfect for equipment or patio furniture storage

The Ponds and Fen

MOFFAT DUNLAP

REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage - 16630 Dufferin Street, King City, ON L7B 1K5. - Tel: 905-841-7430 - info@moffatdunlap.com - www.moffatdunlap.com

One of the striking features of this 45 acre property is the original peat bog which has become a wonderful wildlife fen particularly suited for the resident turtles. The sunset wildlife chorus is impressive!

The main pond is to the east of the fen and has several seating areas, a dock, beach and gravel pathways along its banks.

An extensive trail network criss-crosses the property's valleys, woodlands and meadows.

Other Information

- Highly efficient Geothermal heating in main house
- Back-up generator
- Septic system to north of home
- Drilled well
- Long winding drive assures total privacy
- Room for pool, tennis court, if desired
- Circular driveway

