



## Tree Tops

**Location: Caledon**

**Acreage: 24 Acres**

**Price: \$5,250,000.00**

### 3 Houses, Caledon

Set down a long winding drive is one of Caledon's most admired country properties with 3 homes plus a dramatic pool entertainment area. The main house was built on the top of the ridge at the tree tops to capture the views over the Caledon Hills. The property includes a custom created main home, century log guest house, a pool/cabana/outdoor kitchen, stable, an additional studio guest house plus a tennis court with shaded viewing shelter. Miles of trails and pond complete the offering.

### The Residence

Crafted from stone, timber and glass, this home has been featured in TV and in numerous design magazines. Natural light, distant views and peaceful surroundings are the core elements of the home. Paved road frontage. Approximately 15,000 sq ft (GLA)

**Main Dining Room 6m x 8.7m**

The large Dining Room is set underneath a massive 2-storey vaulted ceiling which gives scale to the room.

Presented by

**John Dunlap,**

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Bathrooms : 10

Bedrooms : 6

# MOFFAT DUNLAP

REAL ESTATE LIMITED

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Architectural skylight, marble floor, 2 storey vaulted ceiling, open to kitchen and living room, built in sideboard, architectural accent lighting

**Main Office 1 2.6m x 3.1m**

At the south end of the home are 2 offices. Maple floor, Built in desk, Built in shelves, paneled ceiling

**Main Office 2 4.5m x 6.45m**

Broadloom, built in shelves, skylight, fieldstone fireplace, coffered ceiling, pot lights, California shutter

**Main Storage room**

Off the kitchen is a walk-in storage room which is ideal for storing additional glass and tableware.

**Main Pantry**

Tucked behind a pocket door is a full-sized walk-in pantry finished in the same high-end fashion as the main kitchen.

Marble floor, Sub Zero fridge and Sun Zero freezer, sink, granite counter, maple cupboards, glass pocket door

**Main laundry**

Marble floor

**Main – 2 piece washroom**

Marble floor

**Main Kitchen combined with Great Room 9m x 11.3m**

One cannot happen to notice the massive wide-board floors which are hand-pegged. The patina of the floors is remarkable and adds warmth to the rooms.

Marble and wide-board wood floors, Ultra Line appliances - double oven 4 burner range w griddle and grill, dishwasher, warming drawers; Kitchen Aid refrigerator/freezer, wall mount TV, architectural accent lighting, double sink, chefs island, breakfast bars, eat-in kitchen, fireplace, floor to ceiling glazing, long high views, walkout to grounds.

**Main Gallery 5.2m x 7.5m**

Alongside the Kitchen is a wonderful living space with custom curved walls and massive windows which frame the distant views.

Hardwood floor, architectural curved wall, TV, surround sound, custom curved shelves, quartz counter, architectural serpentine lighting, walkout to stone patio

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## **Main Loggia 11 metres +**

The main loggia connects the bedrooms and living spaces of the home and extends from the west to east sides of the house, glazed wall on west side, architectural serpentine lighting, pot lights, display niches, stone accent wall

## **Main Master Suite 4.9m x 7.5m**

A more peaceful Master Suite would be hard to imagine. The Master has its own glass pavilion sitting room with gas fireplace, stunning views plus a luxurious en suite bath and walk-in change room.

Maple floor with in-lay, multiple walk-outs, floor to ceiling glazing, 3 double built in maple wardrobes, 6 piece en-suite with rain shower and body jets, elevated corner Maax Hydromax hot tub with marble surround, propane fireplace, walk in closet, 270 degree 2-storey open concept glazed pavilion, walk out to elevated gantry and viewing platform, recessed architectural 'wave' maple ceiling insert, pot lights, architectural circular lighting, private stair to gymnasium below

## **Lower Gymnasium 5.5m x 16.3m**

The professional grade home gym features walk-outs to outside patios, massive windows and great views.

Broadloom, floor to ceiling glazing, 4.8m mirror, overlooks pool and lawn, in-floor heat

## **Main Bedroom 2 4.3m x 4.7m**

Bleached maple floor, double built in closets, floor to ceiling glazing, walkout to east garden, 'wave' architectural ceiling, cove lighting and architectural serpentine lighting, skylight, walk in closet, semi en-suite 4 piece, Maax Hydromax tub, glass shower

## **Main Bedroom 3 4.0m x 4.5m**

Bleached maple floor, double built in closets, floor to ceiling glazing, walkout to east garden, 'wave' architectural ceiling, cove lighting and architectural serpentine lighting, skylight, walk in closet, semi en-suite 4 piece, Maax Hydromax tub, glass shower, adjacent 'homework' room

## **Main Mud Room 2.4m x 6.1m**

Random marble floor, double maple door closets, skylight, walk out to 3 bay carport

**Upper Bedroom 4** **3.5m x 4.7m**

Architectural 'wave' ceiling, maple floor, Juliet balcony over pool and garden, double built in closets, built in speakers, architectural serpentine lighting

**Upper Bedroom 5** **3.4m x 4.6m**

Architectural 'wave' ceiling, maple floor, Juliet balcony over pool and garden, double built in closets, built in speakers, architectural serpentine lighting

**Upper Bedroom 6** **3.5m x 4.4m**

Architectural 'wave' ceiling, maple floor, Juliet balcony over pool and garden, double built in closets, built in speakers, architectural serpentine lighting

**Upper 2 Back to Back Washrooms**

One of the most unique designs we have seen is the back-to-back bathroom. Superb stone and woodwork. Each 3 piece bath with pull through double-sided drawers

**Upper Laundry**

Stacked appliances, fold up ironing board

**Upper Exterior viewing platform**

Walk out to tiered glass viewing platform overlooks tennis court and distant views

**Upper Writers Retreat** **4.3m x 4.9m**

A retreat in the home which has been used by writers as a creative space. This large space has inspiring views and is privately placed at the end of the home.

Quadrant curved beamed ceiling with tongue and groove paneling, room is glazed on 3 sides, overlooks tennis court and west property view to horse paddocks beyond, built in shelving, built in desk, custom architectural lighting

**Lower Theatre** **5.7m x 6m**

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There are home theatres then there are home theatres! This is more of a private screening room with superb acoustics and custom lounge furniture! 1.25m x 2.2 m Stewart Filmscreen Home Theatre Screen, projector, 2 tier seating, granite snack bar, birds eye maple paneling, theatre sound system, broadloom flooring, theatre dimmable lighting, curved acoustic rear wall.

## **Lower Family Room 6.5m x 7m**

Just off the theatre is a large Family Room with over-sized furniture.

Broadloom, open to upper level, 2-storey glazing, Canadian Shield granite feature, television, pot lights, built in speakers

## **Lower 2 piece washroom**

## **Main level East Games Room 8m x 11.4m**

A great gathering place for the younger set. Plenty of space for all the games tables. Slate accent wall, floor to ceiling glazing, ceiling fans, walk out to grounds, open to 'Pub Room', industrial lighting

## **Main Level East Pub Room 5.3m x 12m**

At the south end of the home is the pub/billiard room. Direct walk-out to the grounds. Double sided fireplace, bar beer tap, brass sink and rails, wine cooler, fieldstone accents, slate floor, skylight, glass overlook alcove with skylight, (3.9m x 4.3m), walk out to garden, 2 change rooms, double shower.

## **Main Level East 2 piece washroom**

## **Lower East Potential Nanny Quarters**

With a private entrance, this area of the home would be ideal for a nanny's quarters. Quarry tile floor, 2 piece washroom, wine storage room, walk in cedar closet, photographic dark-room.

## **Main house additional features**

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Roof top viewing deck above 4 car garage, tennis court and beamed Pavilion, 600 amp Hydro supply to property, cedar shake roof, copper eaves-troughs and down pipes, solid maple doors and trim most rooms, irrigation system

## **Barn**

Stable office/tack room, quarry tile floor, 3 piece washroom, wood stove, 4 stalls, grooming stall, hay chute, large workshop

## **Guest House 1**

The 1800s log guest house overlooks the vegetable garden and pond. The pond has hosted many skating parties over the years.

The 1800s Caledon Heritage log cabin offers 2 bedrooms, open concept kitchen living room, fieldstone fireplace, walk out to south deck, overlooks pond, Elmira wood cook stove plus electric stove, 4 piece washroom, stone counters, oil furnace

## **Guest House 2**

Quarry tile floors, open concept kitchen living room, 4 piece washroom, 1 bedroom, Vermont Castings wood stove, vaulted ceiling, walk out to covered deck

## **Pool side Cabana**

A stunning pool with outdoor kitchen and full-service pool cabana.

1 open concept loft bedroom, kitchen, 2 change rooms and washroom

## **Other Information**

Tennis court with viewing pavilion

Skating pond

Paved driveway

Main house plus 2 full guest houses

Stables with paddock area and miles of trails

Extensive rock patios and outdoor entertaining areas

Circular drive

Main house garages

Deep drilled well

Survey available upon request