



## Humber Station Hill,

### Humber Station Hill, Caledon

“Humber Station Hill” is an exceptionally well located country property in Caledon across from the 306 hectare Palgrave Forest. This peaceful property spans almost 30 acres with a variety of natural features including ever-flowing stream, rolling open meadows, groomed hiking trails, Asian inspired gardens, hardwood forest, long views and a tree-lined & gated drive which winds up to the very private home site. Arrayed around mature trees is the main house with walk-out lower level, salt-water pool, guest house, 2.5 car garage and a New England-style 3-bay outbuilding. The design and natural beauty of Humber Station Hill will surely impress.

### Foyer

Tiled foyer with coat closets and 2 piece powder room.

Presented by

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## Great Room/Dining Room

The impressive great room has floor-to-ceiling Noram steel encased windows which provide views towards the stream and over the distant rolling hills of the property. This light-filled room has cathedral beamed ceilings with a field stone fireplace along the north wall of the room and the dining room and kitchen encompass the south end of the space.

- Wide-board hardwood floors
- Directly opens into the Muskoka Room

## Muskoka Room

The Muskoka room is used all-year round with heated flagstone floors and a large gas fireplace. In the summer months, the windows can be removed and the room is transformed into a fresh air screened porch. There is a direct walk-out to the crushed stone patio which has peaceful views down to the river below the home. The Muskoka room has vaulted ceiling and an exposed stone wall

The elevated position of the home allows for views from the Muskoka room over the flowering apple trees, the river and the Caledon Hills surrounding the home.

## Dining Room

The dining room is divided from the great room by a built-in sideboard which was custom crafted and offers additional storage space. This built-in furniture piece elegantly divides the space.

## Kitchen

The bright kitchen has travertine counters, stone floors and a breakfast bar with heated counter tops. There are peaceful views over the grounds from the kitchen. The kitchen has a panelled refrigerator/freezer, oven, dishwasher and heated floors.

## Living Room/Den

Along the south end of the home is the panelled den with built-in desk, sound system and extensive built-in book cases. The television is well hidden in its built-in cabinet. There is direct walk-out to the grounds from the den.

## Master Suite

The master suite includes a private roof-top deck with hot tub, walk-in closet and a luxurious bathroom. The bedroom has a soaring tray ceiling and Chilewich floors. The master bath has heated large format tiled floor, glass shower, double vanity and glazed sliding glass doors for privacy.

## Lower Level

The walk-out lower level has an additional bedroom, 2 full bathrooms, exercise studio, sauna, walk-in cedar closet, storage rooms and utility room.

## Guest Bedroom

The guest bedroom has teak floors, built-in closets, built-in seating bench and views to the north. Alongside the guest room is a 3-piece bathroom and sauna.

## Laundry Room

The laundry room has stone floors, laundry sink, large folding area and lockable cleaning products closet.

## Exercise Studio

The well-positioned exercise studio has a full-height glass wall plus two walls of windows which creates a light-filled space. The ceiling fan and opening over-sized windows allow for natural air flow. The teak floors and built-in wood shelves add warmth to the clean design lines. An exposed stone wall lines the stairway to the main floor.

## Guest House

The guest house has in-floor heating, a fieldstone fireplace, a kitchenette, deluxe 3-piece bathroom and a large bedroom with a wall of glass which overlooks the salt-water pool and ornamental grass garden.

The foot print of the guest house could be further expanded into the 3-bay garage if desired.

The guest house has its own stone patio with automated awning which can offer a shaded sitting area when required.

## 3-Bay Garage

The 3-bay garage has power and water with 2 car bays and 1 bay for storage. The garage also houses the pool equipment indoors.

## 3- Bay Timberframe New England Barn

To the west of the home is an elegant New England style recently built timberframe barn. This charming structure has beamed ceiling open to the rafters, 3 large bays for cars and country toys. The building has power, water and woodstove.

## The Property

Privacy, views, rolling landscapes, river, hiking trails are all on this property which is superbly located in a prime and very quiet location in Caledon across from the Palgrave Forest! The Palgrave Forest and Wildlife Area (PFWA) is a 306-hectare green space that supports a diversity of primarily forest vegetation communities, and flora & fauna species. Trails within PFWA include the Bruce Trail Palgrave Side Trail (hiking), the Great Pine Ridge Trail (equestrian), as well as bicycling trails developed by the Caledon Cycling Club.

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The entrance to the property starts with a maple tree lined drive and passes a water features with crushed stone seating area. The private driveway winds over 1300 ft to the house. Just before the stream are the electronic security gates which open onto the bridge leading to the paved driveway up to the house. At the stream's edge is another seating area near a small waterfall.

The back of the property features open rolling hills with a well maintained 12 ft wide network of hiking trails which lead into the forested areas of the property. The property is well situated within close proximity to Caledon East and approximately 25 minutes to Lester B. Pearson Airport. Big box shopping, golf, riding, ski and tennis clubs are all located nearby.

## Other Information

- Fully automated Generac generator
- Lennox forced air propane furnace (2012)
- Ultraviolet and Watermaker water softener
- Healthy Solution Climate air exchanger
- Extensive landscape lighting
- Concrete kidney shaped salt water pool by Todd Pools
- Automated awning on guest house porch
- Irrigation system
- Electronic entrance gate
- Underground power service from front of property
- Automated blinds in master suite
- Automated patio awning
- Salt water pool by Todd Pools