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REALTOR  
BROKERAGE

## Caledon Country Bungalow

**Location: Caledon**

**Acreage: 17.9 Acres**

**Price: \$1,999,000.00**

### Caledon Country Bungalow

Elegant country property in the Hills of Caledon. This property was designed in the classic style of architect Napier Simpson, but adapted to today's modern lifestyle. The home is ideally sited to take advantage of views and its natural setting. Quiet location. Arrayed around the courtyard is the 3 bedroom board & batten bungalow, separate 1 bdrm Guest Studio, workshop, 2+ car garage, stable and paddocks. This country property on almost 18 acres will impress.

### THE RESIDENCE

#### LIVING ROOM

Lofty beamed vaulted ceiling, reclaimed brick Rumford fireplace, French doors, pegged oak floors, plantation shutters and picture windows. Lovely views to the south.

#### Presented by

**Elizabeth Campbell,**

Sales Representative

Phone: 905-841-7430

[elizabeth.campbell@moffatdunlap.com](mailto:elizabeth.campbell@moffatdunlap.com)

**John Dunlap,**

Broker Of Record

Phone: 647-280-7430

[john.dunlap@moffatdunlap.com](mailto:john.dunlap@moffatdunlap.com)

Bathrooms : 3

Bedrooms : 4

## DINING ROOM

The Dining Room is centrally located in the floor plan. Pegged oak floors, halogen pot lighting, walk-out to screened sunroom (4.85 x 4.30 m) perfect for extended entertaining, spectacular views, access to gardens.

## KITCHEN

Well-designed gourmet kitchen with center island, ample counter tops, cupboards and pantry, built-in glass cabinetry, double ovens, built-in appliances, charming breakfast area with plantation shutters. Views to the south and over the courtyard.

## BEDROOM 2

A large bedroom flooded with morning sun offers views over the pool and rolling hills. Alongside the bedroom is a homework room or additional office with built-in shelves. There is a 3-piece bathroom located nearby Bedroom 2.

## FAMILY ROOM

This recently added room is perfect for relaxing and admiring the southern views and sunsets to the west. Lovely distant countryside views. It doesn't get more peaceful than this!

## HOME OFFICE

Perfect for working at home, built-in bookcase, halogen lighting, pegged oak floors.

## MASTER WING

The Main Floor Master Suite is accessed via its own private hallway. The bedroom offers peaceful views, luxurious 4-piece bathroom recently completed and large walk-in closets.

Also on the main level is a mud room with its own entrance and access to the Lower Level.

## LOWER LEVEL

On the lower level is a guest bedroom, television room, wine cellar, over-sized laundry room, storage room and utility room.

## OUTBUILDINGS & GROUNDS

## THE POOL

Overlooking the northern paddocks is the separate guest apartment bungalow with 3-piece bathroom, propane stove, large deck and open living space and large bedroom. Perfect for over-flow guests, home office or studio. Lovely natural light. Built-in bookcase, sky light, plantation shutters, broadloom.

## 2.5 CAR GARAGE

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

Matching board and batten two and half car garage. A great spot for another workshop.

## STABLE

A lovely centre aisle design with 5 stalls, tack room, Dutch doors, hydro, water, great building for many uses whether it be horses, antique cars, or other pursuits. There is an addition to the stable for wood storage/run in shelter. Behind the stable are several large fenced paddocks. Direct access to miles of hiking and riding

The grounds have been professionally landscaped with specimen plantings, English gardens, hardwood forest, elevated rolling lawns with views.

## OTHER INFORMATION

- Back-up generator
- Survey available by Robert Stephenson, OLS (17.95 acres)
- Drilled well and septic service
- English gardens
- Propane forced air furnace (main house)
- Central air conditioning (main house)
- Propane heat & AC (guest house)
- Orchard door for service access to basement
- Distant views
- Long private driveway

