



## On The Hill, Caledon

Price: \$2,975,000.00

### On the Hill, Caledon

A charming fully renovated stone and clapboard home placed on a high point of land with picturesque views of the Escarpment and surrounding Caledon countryside. The long winding driveway leads past the 3-car heated garage to the residence which is surrounded by rolling lawns, gardens and mature trees. The home is fully renovated with 4 bedrooms and 3.5 bathrooms, 3 fireplaces, multiple decks for entertaining and a deluxe main floor primary bedroom suite. An exceptionally well designed & maintained home!

### The Home

A crisp elegant design has superb flow for entertaining. The home was designed to capture the views and light and offers entertainment spaces both inside & out!

Presented by

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Bathrooms : 3.5

Bedrooms : 4

## The Great Room: Kitchen, Dining & Living Space

The main floor great room has soaring ceilings and oversized walk-out sliding doors which open onto the main deck and grounds. The expansive use of glass including the transom windows floods the space with natural light. The custom kitchen with large breakfast bar, window bench & views over the front garden area is combined with the great room. This living, dining and kitchen space also has a wood burning fireplace.

### Foyer

Tiled floor and double closet with powder room nearby

### Den

The den is a comfortable room for watching television and has multiple built-in bookcases and overlooks the great room and deck.

### Primary Bedroom Suite

The main floor primary bedroom has a loft ceiling with 2<sup>nd</sup> storey gable dormer windows plus a gas fireplace and a walk-out to the private deck with pergola. The primary bedroom has ample closet space and a deluxe en suite renovated bathroom with heated floors. You will feel like you are living in a deluxe hotel suite!

### Second Floor

The second floor has 2 bedrooms and 2 en suite bathrooms. Either one of these bedrooms are easily adapted for a home office, if desired.

#### Bedroom 2

This large bedroom or office has a renovated 5-piece bathroom with jet tub, glass shower and double vanity. Closet.

#### Bedroom 3

The third bedroom has a closet and a fully renovated 3-piece en suite bathroom with over-sized glass shower.

### Lower Level

The finished lower level is well appointed with gas fireplace, recreation room, exercise room, private guest bedroom with closet, laundry room and utility room. There are also several storage closets on this level.

### The Decks

The expansive main deck runs along the southern side of the home and was sized to accommodate a large dining area, lounge space in addition to the large hot tub and pergola on the west side which offers a sheltered seating area.

The second deck is located off the primary bedroom and has lush landscaping and was designed to capture the morning light.

### The Location & Property

The property is located on a quiet paved road with convenient access to the Caledon Ski Club, the Paintbrush Golf Club, numerous hiking trails and provincial parks. Come enjoy all the Caledon country life has to offer!

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The property measures approximately 5.5 acres with a balanced mix of open lawns, mature trees and garden areas. The distant views to the west and south are lovely. There is extensive landscaping and lighting around the property. The firepit south of the home is much enjoyed.

## Other Details

- Home inspection report available
- Survey available
- Well report available (4 gallons per minute flow rate)
- Septic system emptied October 2021
- Forced air propane heating plus central air conditioning
- 3-car heated garage
- Security system
- 1 woodburning fireplace, 2 gas fireplaces
- Indoor/Outdoor sound system
- Water filtration system
- Firepit
- 3-layer chip & tar driveway
- 2 large decks (1290 sq ft) with pergolas, hot tub and extensive landscaping and lighting
- Inclusions: All electric light fixtures except as noted below, gas oven, range hood, stainless steel refrigerator/freezer, washer, dryer, garage door openers, hot water tank, CVAC (as is), all broadloom where laid.
- Exclusions: dining room chandelier & 2 matching sconces, kitchen chandelier, larger office chandelier, standalone freezer in garage
- Rental items: Propane tank
- Property taxes: Approximately \$8,500 annually