



Keith Wagland Designed

**Location: Caledon**  
**Acreage: 45 acres**  
**Price: \$3,950,000.00**

### Caledon Retreat

1st time offered! Every once in a while a very special Caledon property comes to market. Elegant 3+1 bedroom main house with water views. The property enjoys a quiet location on Innis Lake Road near Finnerty Sideroad -- one of the drive-in timber frame hobby barn. Stone walls, hiking trails, firepit and lovely grounds!

The owners retained a top architect (Keith Wagland) to create this elegant country retreat in one of the best locations in Caledon. The home fronts on the west side of Innis Lake Road, just north of Patterson Sideroad. Surrounding the home are miles of hiking trails, and the lands gently roll down towards a spring-fed pond. The peace and serenity of this 45-acre property would be

### The Architect

**MOFFAT DUNLAP**  
REAL ESTATE LIMITED

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Keith Wagland had a long and storied career in Canadian architecture. Perhaps his best known project is the much celebrated Gardiner Museum. The owners of this Caledon property retained Keith to combine a large addition with an original structure on the property and take advantage of the views. The result is impressive!

### Foyer

The large foyer with stone and antique wide-board floors has double closets and provides access into the great room, the cozy family room, the main floor laundry and the main stairs leading to the second floor. The site lines from the foyer are impressive.

### Main Floor Mud Room & Laundry

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Bathrooms : 3

Bedrooms : 3+1

The tiled mudroom has plenty of storage along with housing the washer and dryer. The mud room can be accessed from the front door or the side porch.

## Great Room with Kitchen, Dining and Living Space

The great room has vaulted beamed ceilings and views in 3 directions. This bright space has a large stone fireplace on the north end of the room and over-sized windows offer lovely countryside views. The great room has wide-board floors, a large kitchen with centre island, a dining area which can easily accommodate 10 people and a sitting area in front of the stone fireplace.

## Screened Porch

Just off the great room, is a screened porch with dining and seating areas. The beamed ceiling, accent lighting and stone floors all combine to create a casual country atmosphere. The screened porch opens onto the stone terrace and has views down to the pond in the distance.

## Family Room

At the west end of the main floor is the cozy family room with exposed log walls, stone fireplace, pine board floors, and beamed ceiling. The history felt in this room is remarkable. The family room has views over the grounds and provides a walk-out to the garden.

## Main Floor Bedroom

The main floor bedroom has a vaulted ceiling, private entrance and exposed log walls. This bright room has southern and western views and has its own outdoor deck. Located nearby is a 2-piece bathroom.

## Second Floor

Upstairs are two more bedrooms and 2 full bathrooms plus a loft office with reading nook.

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## Primary Bedroom Suite

At the east end of the second floor is the primary bedroom suite with large bedroom, walk-in closet, and 5-piece en suite bathroom. The crisp design complements the main floor aesthetic. The morning sun floods into the primary bedroom.

## Bedroom 3

Also on the second floor is a large bedroom with pine board floors, cathedral ceiling and 4-piece bathroom. This room has both western and northern views over the property and pond.

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## Walk-out Level

The lower level provides access to the 2-car garage, office, additional bedroom, workshop and utility room.

## Bedroom 4

The bedroom has multiple windows and is a large space with seating area.

## Log Guest House

To the west of the main house and alongside the dry-stacked stone wall is the 1-bedroom guest house with 2 porches, kitchenette, 3-piece bathroom and loft bedroom. This log house would make a great studio when not being enjoyed by over-night guests. Close to the guest house is the entrance to the trail network and the much enjoyed firepit.

## The Timber Frame Barn (30 x 50 ft)

The craftsmanship of this large timber frame barn is amazing. The barn with power has a large drive-in bay, workshop, 2<sup>nd</sup> floor loft and concrete floor. The barn has hosted many parties over the years!

## Other Details

- Serviced by deep drilled well and private septic
- Forced air propane heating and central air conditioning in main residence
- Extensive stone landscaping
- Super location in Caledon on a very quiet road 3 km to Caledon East
- Survey available

