



## Bond Hill - Country House

**Location: Bradford West Gwillimbury**

**Acreage: 25 acres**

**Price: \$2,900,000.00**

Amazing views from this privately sited home on 25 acres. A country property with long-term investment potential. Open lands border developer owned lands. Buy land and wait! The long drive leads up to "Bond Hill" a comfortable 4+ bedroom country home with distant views. Exceptional location between Bradford & Bond Head -- an area slated for impressive growth. Come enjoy country living mins to amenities. Easy access to Hwy 400. Play baseball in the field, walk the trails, make maple syrup, keep some horses, enjoy nature! Large finished loft over garage used as office or additional bedroom.

### The Home

#### Light-Filled Breezeway

A large breezeway mudroom with double closet welcomes you to the home. Large glass panels flood the area with light. Direct access to both the front and back porches.

#### Main Floor Laundry

### Presented by

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Bathrooms : 3

Bedrooms : 4

# MOFFAT DUNLAP

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## REAL ESTATE LIMITED

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To the east of the front door is the main floor laundry with laundry sink and storage closet plus a 2-piece powder room.

### **Loft Office/ Additional Bedroom**

Over the 2-car garage is a large and private loft office area. This large space has also served as an additional bedroom space over the years. There is a walk-in storage closet along the north wall.

### **Kitchen**

The welcoming kitchen offers long views to the south and is open to dining room and living room.

### **Dining Room with Walk-Out to Deck**

The beamed dining room is placed alongside the kitchen and has a direct walkout to south and west facing deck. The dining room enjoys long south and west views.

### **Living Room with Fireplace**

Beside the dining room is the living room which has a newly installed and wet certified wood-burning fireplace. An endless supply of free firewood right at your doorstep! Similar to the dining room there is a walkout to the deck. The lovely beamed ceiling, antique brick fireplace surround and the large square timber mantel add charm to the room.

### **Family Room/Music Room**

The large family room is open to the living room and the picture window offers views into the hardwood forest. In fact, this light-filled room has views in three directions. The open floor place has hosted many music filled family events over the years!

### **Second Floor**

The second floor has 3 bedrooms and 2 full bathrooms plus an office. Overall, the home could have 5 bedrooms if the office on the second floor and the loft over the garage are utilized as bedrooms.

### **Primary Bedroom with En Suite Bathroom**

The primary bedroom has a 4-piece ensuite, 2 closets, fireplace (as is) and lovely south and west views. There is a window bench under the south facing window with storage underneath the bench.

### **Bedrooms 2 & 3**

Each bedroom has closet space and offers peaceful views over the property.

The additional bedroom share a 4-piece bathroom on this level plus a linen closet.

### **Office**

The office on the second floor has built-in shelves and the desk has some amazing views over the hills.

### **Lower level**

The lower level has a games room and recreation room plus above grade windows. The antique woodstove is offered in as is condition.

Also in the lower level is a large utility room with walk-up to the 2-car garage and a cold cellar.

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## Other Details

- The property is serviced by private well and septic
- 400-amp service
- 2 car garage
- Long private driveway which circles in front of main entrance.
- Maple sugar shack
- Trails wind through the property.
- Your own baseball diamond is located to south of home
- Room for your horses too! Lots of trails to ride.
- Enjoy low taxes by enrolling in the Managed Forest Program and the Farm Class Tax Rate