



## Renovated Vandorf

**Location: Whitchurch-Stouffville**

**Acreage: 10 Acres**

**Price: \$3,450,000.00**

Prime 10-acre property on Vandorf Sideroad! This immaculately renovated 4-bedroom home is privately sited on the prestigious Vandorf Sideroad. The long tree-lined driveway with circular drive leads to this 2-storey home which has a walk-out basement. The property includes a renovated outbuilding which is currently used as a 3-stall stable, but it could be a changed into a yoga studio, private office, recreation building, etc. The property has a meandering stream, lush gardens, rolling lawns, mature woods and large open pasture lands. Come see for yourself!

### The Home

The peaceful setting and pride of ownership are immediately evident when you enter this 4 bedroom/4 bathroom home.

### Main Floor

The main floor has a large office, great room with vaulted ceiling, main floor laundry, and a renovated open concept kitchen and dining area. Alongside the dining room is a charming living room with fieldstone fireplace plus a walk-out to the large 3-season sunroom with vaulted ceiling. Each sun-filled room has peaceful views over the property. Come enjoy country living and yet be close to all amenities.

### Second Floor

Presented by

**John Dunlap,**

Broker Of Record

Phone: 647-280-7430

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

Bathrooms : 4

Bedrooms : 4

# MOFFAT DUNLAP

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## REAL ESTATE LIMITED

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

Upstairs in this home is the large primary suite with a renovated en suite bathroom and closet with closet organizers plus 3 additional bedrooms and a 4-piece bathroom. The 4<sup>th</sup> bedroom is currently used as an additional home office now that everyone needs space for work-at-home Zoom calls. The internet is lightning fast! All the bedrooms are sun-filled and have views over the property.

### Walk-out Lower Level

The walk-out lower level has a recreation room, large workshop and several storage rooms which are always useful on a country property.

### The Outbuildings

This property has several outbuildings including a driveshed, a garden shed for additional storage and a large 3-stall stable with power and water. The updated barn with full loft could easily be repurposed into a recreation/hobby building, yoga studio, or large private office.

### The Property

The property is very well cared for with low-maintenance colourful gardens, extensive stone landscaping around the house, a long-tree-lined driveway and multiple fenced paddocks. The decks and porches around the home are the perfect place to enjoy the views! Just off the back deck and sunroom is a hot tub – you will feel like you are at a cottage!

### Additional Details:

- Highly efficient Geothermal heating and cooling
- Survey available
- Serviced by private well and septic. Septic to north of home.
- 2 bridges across the stream
- Back-up generator
- Low-maintenance decking
- Recently resurfaced lighted driveway
- Convenient access to Highway 404, Go Train, Aurora, Stouffville, Markham
- 10 acres
- Taxes \$7,986.95 (2024)
- Highly efficient house, \$287 per month on average for heating/cooling/electricity
- New septic system (2018 - receipt available)
- Septic pumped out (2024 - receipt available)
- UV and water filtration system fully serviced (2024)
- Water test result available (August 2024)
- High speed fibre internet service