



Orangeville Ranges

Location: Orangeville

Acreage: 108 Acres

Price: \$885,000.00

The Farm has two licensed and inspected shooting ranges (50 metre and 300 metre). The 50 metre range has 6 position firing points; whereas, the 300 metre range has 4 different firing points. The 50 metre range is lighted at 25 m and 50 metre points. The ranges are baffled and offer covered firing stations. Noise attenuating material was incorporated into the design of the 300 m range. Approval for such facilities is getting harder and harder to obtain. A true privilege to own for the shooting sports enthusiast!

Large spring-fed pond with moored swimming raft and beach area

108 acres with views of the hills of Mono. Long maple-lined drive leads to a century home with renovated kitchen and master bedroom addition.

Federally registered airfield with lighted 2000' foot landing strip and 2 hangars. The field can handle most amphibious planes, single engine aircraft as well as light twin engine planes.

Extra acreage currently farmed. What a package!

The Property

It is hard to imagine one property offering so many options to an owner. Private airstrip, lovely century home with attached garage and studio, shooting ranges, hiking trails, farmland, and woodlands. The property encompasses 108 acres and has lovely views over the hills of Mono.

The Home

Fully refurbished in 1990/91, the original century home has been updated with a large board and batten addition and garages. The Main drive from the west is lined with established maple trees which have produced maple syrup for the owners over the years. The East drive winds through the entire length of the property and accesses the paved County Road 11. The East drive passes the swimming pond, shooting ranges, woodlands and the airfield.

Kitchen

The Large country Kitchen with southern exposure is open to the Family Room and Breakfast Room.

- Centre island with double sink
- Miele cooktop and Miele oven
- Miele dishwasher, top-mount refrigerator, microwave oven
- Oak hardwood floors
- South views with walk-out through bevelled glass French doors to the deck
- Large eating area
- Pot lights

Family Room

- Open to the Kitchen
- Island bar with sink and bar fridge
- Fieldstone fireplace and barn beam mantle
- Glass-fronted display cases
- Area for order desk with built-in bookcases
- Pine wainscoting
- Pine baseboards
- North view over Koi Pond

Living Room

- The original parlour of the century home
- Pine wainscoting
- Leaded glass display cabinet
- Built-in corner cabinet
- Pot lights and ceiling fan
- Direct access to the Sun Room

Sun Room

- Southern exposure
- Terra cotta tile floors
- Double skylights
- "Aviation console" with wind speed meter, unicom, scanner
- Ceiling fan

Dining Room

Mud Room

- Large double Mud Room which leads to the garages and studio
- Slate floor
- Extensive storage space
- Stairs to basement
- Access to yards
- Large closets with built-in shelving
- Wainscotting in Main mud room

MOFFAT DUNLAP

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

Also located on this floor is the Main Floor Laundry and a 2-piece Powder Room

Upstairs

On the upper level are 3 bedrooms and 2 bathrooms. In addition, there is a large studio/office over the 2-car garage accessed via its own entrance.

Master Bedroom

- Oak floors
- Fireplace with marble surround and pine mantle
- Walk-in closets
- 4-piece en suite bath finished in local cherrywood
- Extensive built-in book cases
- Large office/sitting area with built-in double desk
- Pot lights and ceiling fan
- En suite has a skylight and double vanity.

Bedroom 2

- Beamed ceiling
- Built-in book case
- North views
- Pine trim and solid doors
- Triple closet with shelving

Bedroom 3

- South view
- Single closet
- Pot lights
- Broadloom

These bedrooms share a 4-piece bath with jet tub and separate shower.

Basement

On this level is the wine cellar, billiards room, utility room, workshop, and cedar closet.

Billiards Room

Large room with fieldstone fireplace, area for darts and an area to play pool or billiards.

The wine cellar has capacity for approximately 500 bottles.

The Aerial and Hangars

Known as Burbank Field (CNN3) the field measures 2000' X 100' with no obstructions at either end

The North Hangar (50X60') with heated workshop and bi-fold door. Concrete floor. 100 amp service.

The South Hangar (60X60') with its drive-thru design can accommodate amphibious aircraft. 16' bi-fold doors at each end of the hangar. 100 amp service.

The runway is fully registered with Transport Canada.

- Fueling station near hangar
- Radio controlled runway lights
- Rotating beacon, lighted wind indicator and Unicom

The Pond

Large spring-fed pond with moored swimming raft and beach area. The pond is approximately 10-14 feet deep and has previously been stocked for fishing. The pond freezes over in most winters and is ideal for skating.

MOFFAT DUNLAP

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

Other Details

- Septic field is to south of home
- Drilled well is to west of home and pumped 8 gallons per minute when drilled
- Well record is available
- Two 200 amp electrical services into the house
- Forced air oil heating (with wood auxiliary) in Main Residence
- Oil furnace in North Hangar workshop
- New oil tank for Main Residence in 2006
- Garden shed with loft storage
- Speak to broker regarding inclusions/exclusions
- Addition to residence completed in 1990/91
- Windows in residence are triple glazed
- Low e windows along north side of home
- 2 decks with power
- 2 Custom crafted exact location sundials
- Air conditioning in Main Residence
- Electric heat in Studio
- 2 automatic garage door openers. 2 remote controls.
- Fieldstone barbecue
- Central vac system
- Main floor laundry
- Tree-lined main drive with "no dust" surface
- Road frontage on 4th Line (gravel) and County Rd 11 (paved)
- Property currently benefits from Farm Class Tax Rate
- Farmer has right to harvest crops during 2007 growing season
- Not in Oak Ridges Moraine or Niagara Escarpment

TAXES: \$2,497.50 (2007)



Presented by:

John Dunlap, Broker of Record

john.dunlap@moffatdunlap.com

Telephone 905-841-7430 ext. 106

MOFFAT DUNLAP
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

