



## 45 Acres, Near Newmarket

**Acreage: 45 acres**

**Price: \$1,300,000.00**

This impressive country home is positioned on 45 acres down a long tree-lined drive and overlooks woodlands, meadows, tennis court, pool and pond. 5 minutes east of Newmarket. 2 storey living room with lovely western views. Self contained apartment in walk-out lower level. Main floor laundry plus library, office, dining room, master suite, rec. room & living room all have fireplaces. A total of 5 bedrooms. Lots of natural light & views.

### THE LAND

This country property has the benefit of being 5 minutes to town, yet the privacy of 45.65 acres. The lands are a mix of rolling woodlands, farm fields, plus a horseshoe-shaped pond. The land would be suitable for a hobby farm or equestrian uses.

### THE HOME

Living Room (7.86 x 6.35 M)

**Presented by**

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# 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](mailto:info@moffatdunlap.com) - [www.moffatdunlap.com](http://www.moffatdunlap.com)

Impressive 2-storey living room with floor-to-ceiling windows. The room is positioned in the centre of the floor plan with impressive western views over the grounds. Large fireplace along north wall. Walk-out to deck. Terra cotta tile floor. Wide plank flooring.

## Kitchen (5.96 X 4.50 M)

Large country kitchen with beamed ceiling and east facing windows which ensures loads of natural light. The Kitchen is open to the Dining Room. The Kitchen is large enough to accommodate a breakfast eating area.

## Dining Room (4.93 X 4.60 M)

Brick fireplace and west facing bay window make the Dining Room a very inviting space. The Dining Room can accommodate large family gatherings. Wide plank flooring which is over 2 inches thick.

## Laundry/Mud Room

Just off the 3 car garage is the laundry room/mud room plus a 2 piece powder room. There is plenty of storage for extra gear! Closets and dog shower as well.

## Library (5.73 X 4.58 M)

The Library is located in the northeast corner of the home and offers a quiet space to read or work or just relax. The Library has built-in book cases, 2 picture windows and an additional wood-burning fireplace.

## Office (5.90 X 4.32 M)

Alongside the Living Room is the wood paneled Office with wet bar. The Century old barn boards & antique brick fireplace give the room its authentic country flare. Door to walk-in wood storage room

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Also on this level is an entry foyer with 2-piece Powder Room and walk-in coat closet.

### SECOND FLOOR

#### Master Suite (4.98 X 4.77 M)

Located on the south side of the upper floor is the Master Suite with bedroom, fireplace, sitting area, balcony, private staircase to the Kitchen area and a 5-piece en suite bathroom. The Master has views to the west over the grounds and a walk-out to its own private deck.

#### Bedroom 2 (6.21 X 3.47 M)

Similar to the Master, the second bedroom has lovely western views. This bedroom has a 5-piece semi en suite bath, balcony, and walk-in closet

#### Bedroom 3 (5.00 X 3.2 M)

The third bedroom has north views and a 5-piece semi en suite bathroom and a shared walk-in closet. Also on this level is a walk-in linen closet, an additional 2 piece Powder Room and a reading loft.

### LOWER LEVEL

Approximately half of the lower level is taken up by the self-contained one bedroom apartment. This apartment has a bedroom, 4-piece bath, kitchen, living room, walk-in pantry and several closets. The apartment has its own private entrance as well as an entrance into the remainder of the home. The agent and owner do not warrant the retrofit status of the apartment.

#### Recreation Room/Family Room (7.77 X 6.26 M)

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The Recreation Room has beamed ceiling, fireplace with raised hearth and a direct walk-out to the Sun Room. Just off the Rec Room is a 2-piece Powder Room, plus the Utility Room, Cantina and Storage Room.

## Sun Room

The west facing Sun Room has lovely views over the pool and is used as a greenhouse for keeping the home's plants growing well over the winter months.

## Bedroom 5 (4.3 X 4.25 M)

This bedroom had a large west facing bay window, walk-in cedar closet, sauna and wood panels.

Also on this level are the pool equipment room and the furnace room.

## OTHER DETAILS

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- Drilled well by Wilsons Water Wells to west of home
- Well record available which shows 10 gallons per minute flow rate when drilled
- Garden shed
- Septic system to north of home
- Central air conditioning
- Forced air oil heating (2004 installed)
- TSSA certified oil tanks installed in 2004
- Owned water softener
- Long tree-lined drive
- Property lies within the Oak Ridges Moraine
- Close proximity to Regional Forest
- Central vacuum system
- Extra thick wood flooring. Depth over 2 inches thick
- Dog shower

The Listing Agent has a property survey and aerial photographs of the property.

Price \$1,300,000