



Brougham Point Farm

Location: Caledon

Acreage: 50 Acres

Price: \$2,895,000.00

Brougham Point Farm, located in the rolling hills of Caledon, is a complete country property with tennis, pool, pool house, renovated main residence, pond and charming stable and workshop. The setting is completely private yet has very good accessibility to local towns, the Caledon Ski Club and the area's finest golf courses.

The property is comprised of approximately 50 acres with 5 manicured acres surrounding the country home, 5 acres of oak board paddocks, 20 acres of forests and approximately 20 acres which are farmed by a local farmer.

Presented by

John Dunlap,

Broker Of Record

Phone: 647-280-7430

john.dunlap@moffatdunlap.com

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

The home has undergone extensive renovations and the layout is described below.

Mudroom/Laundry 13 ft. x 9.6 ft.

- Slate floor
- Wainscoting
- Garbage compactor
- Beamed ceiling

Living Room 19 ft. x 13 ft.

- Hardwood floor
- Fireplace
- Bay window
- Crown moulding
- Built-in speakers
- Lead Transom doors

Dining Room 14.6 ft. x 14 ft.

- Hardwood floors
- Crown moulding
- Built-in speakers

Kitchen 12 ft. x 22 ft.

- Granite counters
- Centre island with sink
- Pot lights
- Breakfast area
- Open to Family Room

Family Room 19 ft. x 33.6 ft.

- Wainscoting
- Walk-out to stone patio & pool
- Pot lights
- Lovely views
- Gas fireplace
- Ceiling fan

2-piece Powder Room

Fifth Bedroom 17.9 ft. x 11.9 ft.

- Double closet
- Hardwood floor
- Ceiling fan

Loft 25.2 ft. x 17.6 ft.

LOWER LEVEL

Rec Room 16.6 ft. x 16.6 ft.

Slate floor

Office 22.3 ft. x 13 ft.

Slate floor

Double closet

Wine Cellar

Slate floor

Climate controlled

Lockable combination door

Storage Room

Bathroom

5-piece

Double vanity

Shower & tub

Second Bedroom 16 ft. x 13 ft.

Bay window

Broadloom

3-piece En-suite

Walk-in closet

California shutters

Third Bedroom 13.3 ft. x 14 ft.

Broadloom

Double closet

Fourth Bedroom 9.3 ft. x 22.6 ft.

Bedroom with Sitting Room

Double closet

Hardwood floor

Walk-in linen closet

Master Bedroom 19 ft. x 24 ft.

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Wall-to-wall storage closets

Sound system

Propane fireplace

Hardwood floors

Pot lights

Sitting area

His & Her bathrooms, tub & shower

Garden Room 14.6 ft. x 11.4 ft.

Just off the flagstone patio through the breezeway is the Garden Room

Sound system

Stone floors

Views in 3 directions

Stable

6-stall stable with Dutch doors

Run-in sheds

Rubber stall matting

Wash stall

Tack room

Hay loft

Riding ring

Pool House

1 bedroom
3-piece bathroom
Outdoor kitchen with BBQ, dishwasher, refrigerator
Shaded eating area
Septic system

Pool

Flagstone decking around pool
Hot tub
Electronic pool cover

Other

Water softener
3-car garage with hoist and hot & cold water
Centralized audio controls
Flagstone patio off Kitchen, Great Room with BBQ
Limestone screenings driveway
Electronic gates
Board fencing
Pond with water feature
4+ bay drive shed with loft storage, concrete floor, power
Tennis court with basketball net. Immaculate shape. All weather surface
Fenced vegetable garden
Sprinkler system
Cedar shingle roof
Extensive stone walkways