



16th Sideroad, King

**Location: King**

**Acreage: 8 Acres**

**Price: \$2,790,000.00**

Down a quiet road sits this impressive home of stucco and stone. The property is 3 minutes west of Aurora in King Township and is close to schools, golf and area amenities. The home has 3 finished levels with a walk-out lower level to a deluxe Todd pool and offers 4 or 5 bedrooms plus a 4-car garage including a 2-car detached garage with loft. AAA location.

## The Home

Set on 8 acres with a mix of lawns and woodlands, the house enjoys total privacy. The home features a main floor Master Suite, 2-storey living room, open concept kitchen, formal and casual dining spaces, finished walk-out lower level, 4 fireplaces, 2nd floor laundry and garages for 4 cars. This home and property has it all!

**Presented by**

**John Dunlap,**

Broker Of Record

Phone: 647-280-7430

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

**Murray Snider,**

Sales Representative

Phone: 905-841-7430

[murray.snider@moffatdunlap.com](mailto:murray.snider@moffatdunlap.com)

Bathrooms : 5

Bedrooms : 4

## Kitchen

The deluxe kitchen has top quality appliances, granite counters, and is open to the Living Room and Breakfast Room.

- Hardwood floors
- 5-burner Dacor gas cooktop
- Sub zero full fridge with double drawers
- Breakfast bar
- Easy access to Dining Room, Living Room, Deck, Breakfast Room and Mud Room

## Living Room

An impressive 2-storey Living Room with views over the pool and grounds.

- Hardwood floors
- Double sided fireplace
- Massive windows
- Open to the Kitchen

## Breakfast Room

A perfect location for casual dining which is open to the Kitchen and has direct access to the two-tier deck.

- Hardwood floors
- Lovely picture windows

## Mud Room

A large tiled room with exterior door and direct access to the double garage as well.

## Dining Room

Located off the main foyer, the Dining Room can accommodate larger gatherings.

- Hardwood floors
- South facing windows

## Office

A private main floor office with gas fireplace is located on the southeast side of the home.

- Hardwood floor
- Southern exposure
- Double French Doors
- Crown mouldings

## Master Suite

Running along the eastern side of the home is the Master Suite with double-sided fireplace, cathedral ceiling, walk-in closet and 5-piece en suite bathroom.

- Direct walk-out to deck
- Soaker tub, glass shower, double vanities

## Bedroom Suite #2

Previously this area of the home had 2 bedrooms, now there is one large bedroom, 5 piece bathroom and a walk-in change room.

- Hardwood floor
- Neptune jet tube
- Glass shower
- Views over the pool

## Bedroom 3

This bedroom has southern exposure and has a 4 piece en suite bath and walk-in closet



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

- Hardwood floor

Laundry Room

## THIRD FLOOR

The unfinished third floor has a large open storage loft.

## LOWER LEVEL

The lower level is on-grade and has a walk-out to the patio and pool area

## Recreation Room

A large room with gas fireplace, TV viewing area with built-in speakers and a home gym,

## Bar

Alongside the Recreation Room is a wet bar with wine storage room, sink, dishwasher, wine cooler, beer tap and a pantry with additional refrigerator.

## Bedroom 4

On this level is a large guest suite with walk-in closet en suite bathroom and a large set of 3 windows which overlook the pool area.

## Drive-in Storage Room

Also on this level is a drive-in room which allows for drive-in access for lawn tractor and easy access storage space for all of the pool deck furniture. There is an additional room for water equipment and storage.

## POOL CABANA

On the north side of the pool is a pool cabana with change room and pool equipment room. The cabana overlooks the Gunite pool designed and built by Todd Pools.

## DETACHED GARAGE & LOFT

In addition to the main house 2-car garage, there is an additional detached 2 car garage with unfinished loft space. This detached garage is built across the courtyard from the front door of the home.

## OTHER DETAILS

- New roof on main house 2013/14
- Drilled well to west of home

- Electronic gate at roadway
- Trails through the property
- Paved drive with access to paved road