



Rivendell

Location: Caledon

Acreage: 5 Acres

Price: \$725,000.00

A striking Thistlewood post and beam house, build in 1990 is for sale for the first time. Situated at the end of a private driveway on 5 acres the property is opposite the 350 acre Alton Grange Conservation Park in Caledon with miles of hiking and cross country skiing trails. The Osprey Valley Golf Course borders the property.

The home has three 2nd floor bedrooms and two more on the walkout lower level this, a private office with its own entrance, and two gas fireplaces. On the inside there are magnificent beams, soaring ceilings and tastefully integrated antique doors and hardware. On the outside privacy, direct access to miles of trails and unspoiled nature. Yet the full range of city convenience is available in Orangeville 10 minutes to the north. And Alton and the famous Millcroft Inn are moments away.

Every window in the house presents a delightful pastoral scene due to the elevated sitting of the building, which is also angled on the lot for the best exposure. The exterior walls are constructed with high R factor Stresskin Panels which minimises heating costs. The Tessier windows too are highly efficient and have extra storms as well.

The house water comes from the propertys private well into the Amabel Acquifer, 200 ft below the surface providing abundant mineral-rich water.

MOFFAT DUNLAP

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A second kitchen on the lower level would suit an in-law or nanny situation. High speed internet is through a Bell Hub. Proximity to the recently upgraded Highway 10 to the east makes this location eminently commutable, and Pearson Airport is about 35 minutes away.

Local Links:

<http://www.caledoncommunitymap.org/report.php?ListType=Recreation&ID=94&MenuItemId=7>

http://www.ontariosfinestinn.com/inn_member.asp?inn=millcroft

<http://altonmill.ca/>

<http://downtownorangeville.ca/>

<http://www.ospreyvalleygolf.com/>