



## 8th Concession Rd., King

**Acreage: 1.1 Acres**

**Price: \$949,000.00**

### 8th Concession Road, King

A charming country bungalow within minutes of Nobleton & King City on a private 1 acre lot. Superb location on the 8<sup>th</sup> Concession Rd near the 16<sup>th</sup> Sideroad in the heart of King's horse country. This bright home has an elegant combined living & dining room with fireplace & picture windows in addition to the country kitchen which opens into the breakfast room & family room with woodstove and beamed ceiling. 2 main floor bedrooms plus room for 2 more in the bright lower level. 2.5 bathrooms plus rough-in for an additional bathroom.

#### Foyer

The large foyer with hand-hewn beams was designed to showcase large works of art.

#### Combined Living & Dining Room

The large living room has a vaulted ceiling and a large picture window. This large open space also accommodates the formal dining room. Gas fireplace with custom mantle. Walk-out to garden.

**Presented by**

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## Den/Office

Alongside the master suite is a large sitting room/office or den with its own private entrance plus double French doors which open into the garden. This bright room has wood floors and a tray ceiling.

## Master Suite

The master suite is at the north end of the home and has double closets, new broadloom, a 3 piece bathroom and a kitchenette. The master suite is flooded with natural light given the over-sized windows which overlook the front yard.

## Country Kitchen

The kitchen has a breakfast bar and is open to the breakfast eating area and family room. The windows offer western exposure over the front garden. Pocket doors. Walk-out to patio.

## Breakfast Room/Family Room

The welcoming family room is off the kitchen and has a fireplace and wood panelling. This large space allows for a combined family room and breakfast room.

## Bedroom 2

The second bedroom has a 4-piece en suite bath. The bedroom has new broadloom and double closet.

## LOWER LEVEL

The bright lower level has room for 2 additional bedrooms and there is a rough-in for an additional bathroom. Also on this level is the laundry room, utility room and a finished recreation room.

## ADDITIONAL INFORMATION

- Forced air propane heating
- Central air conditioning
- Drilled well
- Septic waste disposal system
- Main floor powder room
- Paved drive fronting onto the paved 8<sup>th</sup> Concession Rd
- 1 car garage plus useful outbuilding
- 1+ acre lot with 105.6 m of frontage
- Sold on "as is" basis
- Taxes \$5530.80 (2018 based on 2X Interim Levy)