



## Three Ponds Farm, King

**Acreage: 100+ Acres**

### Three Ponds Farm, King

An iconic location in King set amongst the finest country estates. Three Ponds Farm has a beautiful mix of rolling hills, mature woodlands and three large stream and spring fed ponds. The house site sits on a ridge overlooking the ponds below and the site captures the sunsets over the hills of King. The property is over 100 acres and is held in two separate lots. The property also has a tennis court, pool, 9-stall stable, indoor arena, drive-in workshop, and garages for 7 cars.

### The Home

The home was built for two-family living. The two living quarters are joined by a breezeway and shared 3-car garage. Each living quarters has its own kitchen, dining room, family room, office, recreation room plus bedrooms and bathrooms. This is a very flexible design!

### The West House

Overlooking the ponds is the west house. The main floor has the primary bedroom suite, office, kitchen, dining room, large living room overlooking the ponds and the family room overlooking the pool and tennis court.

**Presented by**

**John Dunlap,**

Broker Of Record

Phone: 647-280-7430

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

Bathrooms : 7

Bedrooms : 7

Foyer with double closet & brick floors

## Primary Bedroom

The primary bedroom has his & hers en suite bathrooms, walk-in closet, linen closet plus the main bedroom with lovely views over the property. Alongside the primary bedroom is a home office which overlooks the front courtyard.

To the south of the main foyer is a large family room with views over the pool and tennis court. In this section of the home is a 3-piece bathroom and sauna. There is direct access to the pool and deck from the family room.

The kitchen and dining room with hardwood floors is a large bright space with direct access to the main deck. The kitchen and dining room are located in the centre of the floor plan.

The large living room is an impressive room with vaulted ceiling, richly coloured beams and detailed ceiling woodwork plus a wood-burning fireplace. The views over the ponds and woodlands beyond from all main floor rooms are exceptional.

The Second Floor has a large recreation room with a vaulted and beamed ceiling. This large room has a direct walk-out to the second-floor deck which has great views over the hills of King. A circular staircase leads down to the grounds.

Alongside the recreation room is a large guest suite with dormer windows, walk-in closet and 2-piece bathroom.

The Lower Level has a garage access door and there is ample space for a home gym and more recreational space. Also on this level is a cold cellar and utility room.

## Front House

The Front House is on the east side of the 3-car garage and has 5 bedrooms and 3 full bathrooms.

The foyer opens into the main living room with cathedral ceiling and large picture window. The kitchen is placed between a large dining room and a cozy family room with wood-burning fireplace. There are picturesque views in all directions from every room in the home!

There is a good main floor mud room with laundry which provides access into the garages.

The main floor also has two bedrooms with closets which share a 4-piece bathroom.

The second floor has a primary bedroom with fireplace, en suite bathroom, and walk-in closet plus two additional bedrooms which share a 4-piece bathroom. Also on the second floor is a large games room with wet bar and walk-out to 2<sup>nd</sup> floor deck. The second floor can be accessed via two different staircases.

## Stable Complex

Set further into the property is a private stable with tack room, bathroom, 9 stalls, feed room and an attached indoor riding arena. Many of these indoor riding arenas in King Township have been converted into car storage buildings, indoor hockey rinks or other recreational spaces! Also attached to the barn is a drive-in workshop plus an additional 3-bay garage.

## Additional Details

- Farmer has right to harvest crops for 2022
- Property enjoys lower taxation due to Farm Class Tax Rate Program
- Inground pool
- All weather tennis court
- 400-amp service
- Forced air oil plus electric heating
- Central vacuum system
- Boundary surveys available
- Long willow-lined main driveway
- Additional access driveway used for farming purposes
- Miles of maintained golf-cart/hiking trails