



**moffat
dunlap**

REALTOR
BROKERAGE

Impressive Stone Home

Location: King City

Acreage: almost 1 acre

Price: \$1,350,000.00

A new home completed in the Fall of 2005. Ready to move into. Corner lot of almost 1 acre. Two-storey great room, soaring ceiling heights, dramatic windows, chef's kitchen, rich hardwood floors. This home will impress.

Foyer

Custom carved mahogany front door surrounded by leaded-glass transom windows leads to the main foyer. The Foyer with its limestone floors and custom inlaid mosaic ocean tiles links the principle rooms of the Main Floor.

Great Room (15' X 13')

A dramatic 2-storey room with a custom beamed and coffered ceiling with architectural detailing. The room looks to the west and has a direct walk-out to the covered porch. The Great Room is anchored by an impressive 2-storey limestone fireplace with wood mantel and inlaid tile surround. The upper hallway contains 2 balconies which provide views over the Great Room to the west and views to the east over the entranceway.

Presented by

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Broker Of Record

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Kitchen (27'8" X 9'1")

Perhaps the highlight of the home is the Downsview Kitchen. Large centre island with ample seating, granite counter and Franke vegetable sink. Large seating area with walk-out to the patio. Heated limestone floors. Custom cabinetry with accent lighting. Large cast stone oven hood with Thermador exhaust. Double Franke sinks with Kohler faucets. Wonderful storage cabinets for spices, cookware, dishes, etc. Reverse osmosis water filtration system.

Breakfast Room

Dining Room (18'4" X 13'9")

Positioned alongside the Kitchen, the Dining Room has a Servery with double pocket doors. The Jojoba hardwood floors and elegant plaster mouldings make this a wonderful evening room.

Living Room (15' X 13')

- 3.5 inch Jojoba hardwood floors
- Cathedral ceiling
- Pot lights
- East views

Library/Office (17'10" X 11'8")

Mahogany room with extensive built-in cabinetry and carved wood details. Views in 2 directions. Jojoba hardwood floors.

Main Floor Laundry Room/Mudroom (17'1" X 9'3")

A large space which provides ample storage space. Large windows make this room nice and bright. Direct access to the 3-car garage.

Covered Porch

A wonderful space for outside entertaining. Pot lights, tongue and groove ceiling. Ideally located off the Great Room.

Powder Room

Extensive crown mouldings. Built-in vanity.

Other Features of the Main Floor:

- Solid Artistic doors with heavy duty hardware
- 2 storey leaded glass window alongside the main stairway
- Plaster mouldings
- Arched doorway entrances
- Double front hall closet
- Pot lights throughout

Second Floor

Master Suite (27'7" X 8'1")

- Double door entrance
- Rich grain hardwood floors
- His & Hers closets

Bedroom 2 (17'10" X 11' 6")

- Hardwood floors
- West facing window
- Currently used as an upstairs office

Bedroom 3 (18' X 12'4")

- Walk-in closet
- East view
- 4-piece semi en suite bath Maxx jet tub
- Pot lights
- Extra finished storage space under eaves

Bedroom 4/Games Room (19' X 27'7")

This large room could serve either as a large bedroom or an upstairs Games Room.

- Vaulted ceiling
- Hardwood floors
- Walk-in closet
- East view
- 4-piece en suite bath with jet tub, built-in vanity by Hooker, heated marble floors

Lower Level

The lower level is largely unfinished. Above grade windows. 9 foot ceilings and was designed to accommodate: a recreation room, media room, cigar lounge/bar, wine cellar, exercise studio and step-up cold cellar. The 3 piece bathroom is roughed in. The space is awaiting your personal touch. Direct access from the Main Stair plus a stairway from the garage.

OTHER DETAILS:

- Wrought iron railing
- Wine cellar and cold cellar have custom doors with leaded glass
- Poured concrete foundation
- 3-car garage insulated and heated
- Forced air natural gas heating by Lennox Elite Series furnaces
- Lennox Healthy Climate air filters and heat recovery ventilator
- Humidifiers built into heating system
- Central air conditioning
- Central vacuum system
- Domed entrance way
- 200 amp service
- Stone and brick exterior
- Plaster moulding throughout
- Solid wood doors by Artistic Doors