



## 55 Acres, Hockley

**Location: Hockley Valley**

**Acreage: 55**

**Price: \$799,000.00**

55+ acres overlooking Hockley Valley. Views in all directions. Custom 5 bedroom home with additional 2 bedroom apartment in walk-out lower level. Lovely rolling land with mix of woods & pastures. Pole barn. Convenient location.

**Presented by**

**John Dunlap,**

Broker Of Record

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### THE LANDS

Positioned on the north ridge of the Hockley Valley, this home has distant views for as far as the eye can see. The acreage includes rolling ground, woodlands and open meadows. Such a peaceful setting on a quiet country road is getting harder and harder to find. Convenient access to area skiing, hiking, riding and fine dining. Approximately 55 acres. Survey available.

### FOYER

The two storey foyer with Mexican terra cotta tile welcomes you into the home. Off the foyer is the front staircase, the Den, Living Room and 2-piece Powder Room

**DEN (4.97 X 3.96 M)**

# MOFFAT DUNLAP

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## REAL ESTATE LIMITED

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A quiet place to retreat to with warm fireplace and pegged oak floors.

### **LIVING ROOM (7.28 X 5.18 M)**

The cathedral ceilings, floor-to-ceiling stone fireplace and magnificent views make this an impressive room.

### **DINING ROOM (4.18 X 3.66 M)**

Placed alongside the Kitchen, the Dining Room has a southern view over the Hockley Valley

### **Kitchen (4.57 X 6.28 M)**

Walk-out to the deck, centre island and lots of storage space. Nearby walk-in pantry.

### **MUDROOM AND LAUNDRY**

Just off the garage is the large Mud Room which includes an additional bathroom, laundry facilities and plenty of space to store coats and outdoor gear.

## **SECOND FLOOR**

### **GUEST SUITE (Bedroom 2)**

Along the west side of the second floor is a private guest room which is set apart from the family bedrooms,

### **FAMILY BEDROOMS (Bedrooms 3, 4 and 5)**

All bedrooms have south facing views some with walk-out to the balcony. The Bedrooms share a 5-piece bathroom.

### **MASTER SUITE**

Along the east side of the home is the Master Suite with Bedroom, Office, Changing Room, walk-out to a deck and 5-piece en suite with heated floors.

## **LOWER LEVEL**

The walk-out lower level has a 2-bedroom self-contained apartment with its own Kitchen. There are also a series of additional storage rooms.

## **OTHER:**

- Drilled well to west of home
- Septic waste disposal system to east of home
- Pole barn currently used for storage
- Above ground pool
- Gazebo
- 2 entrances
- Quiet dead-end country road