



**moffat
dunlap**

REALTOR
BROKERAGE

Contemporary Flair

Location: Caledon

Acreage: 18 Acres

Price: \$1,295,000.00

Presented by

John Dunlap,

Broker Of Record

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Designed by noted Canadian architect, Napier Simpson. Thoroughly updated with contemporary flair. Designer's own home! Access to hundreds of acres of trails. "Round the Bend" offers casual country living in a tranquil setting. Lovely gardens dot the property and add to the countryside views. The home is ideally sited to take advantage of views and its natural setting. Quiet location. Arrayed around the courtyard is the board & batten residence, separate 1 bedroom Guest Studio, workshop, 2+ car garage, stable and paddocks.

RESIDENCE

LIVING ROOM 5.60 x 4.65 m

Lofty beamed vaulted ceiling, reclaimed brick Rumford fireplace, French doors, pegged oak floors, plantation shutters and picture windows. Lovely views to the South.

DINING ROOM 5.79 x 4.78m

MOFFAT DUNLAP
REAL ESTATE LIMITED

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The Dining Room is centrally located in the floor plan. Pegged oak floors, halogen pot lighting, walk-out to screened sunroom (4.85 x 4.30 m) perfect for extended entertaining, spectacular views, access to gardens.

KITCHEN 5.66 x 5.31 m

Well designed gourmet kitchen with center island, ample counter tops, cupboards and pantry, built-in glass cabinetry, built-in appliances, charming breakfast area with plantation shutters. Views to the south and over the courtyard.

LIBRARY/DEN 3.60 x 3.40 m

French doors, built-in bookcase, pegged oak floors, plantation shutters, walk-out to north facing breakfast porch (4.10 x 3.30 m) with access to patio, gardens and BBQ.

BREAKFAST PORCH 4.10 X 3.30 m

French doors lead to the north facing Breakfast Porch. Tiled floor. A perfect place to watch the wildlife activity or your own horses grazing in the paddocks.

SOUTH PORCH / SUMMER LIVING ROOM

This recently added room is perfect for relaxing in the warmer months. Lovely distant countryside views. It doesn't get more peaceful than this!

HOME OFFICE & POWDER ROOM 3.40 x 2.30 m

Perfect for working at home, built-in bookcase, halogen lighting, pegged oak floors and 3 piece bathroom.

MASTER WING

The Main Floor Master Suite is accessed via its own private hallway. Bedroom with southern views, luxurious bathroom recently completed and large walk-in closets.

Also on the main level is a mud room with its own entrance and access to the Lower Level.

LOWER LEVEL

On the Lower Level is a Guest Room, Television Room, Wine Cellar, Over-sized Laundry Room, Storage Room and Utility Room.

OUTBUILDINGS

GUEST APARTMENT/HOME OFFICE/STUDIO 7.14 x 4.14 m

Overlooking the northern paddocks is the separate Guest Apartment Bungalow with 3-piece bathroom, propane stove, large deck and open "living" space. Perfect for over-flow guests, home office or studio. Lovely natural light. Built-in bookcase, sky light, plantation shutters, broadloom, additional attached room (7.14 x 3.30 m) with separate entrance.

2+ CAR GARAGE

Matching board and batten two and half car garage. A great spot for another workshop.

STABLE

A lovely centre aisle design with 5 –stalls, tack room, Dutch doors, hydro, water, great building for many uses whether it be horses, antique cars, or other pursuits. Addition for wood storage/run in shelter. Fenced paddocks. Direct access to miles of hiking and riding

The grounds have been professionally landscaped with specimen plantings.