



Georgian Estate

Location: King Township
Acreage: 30 Acres

Renovated country home in King Township. Lovely rolling acreage with large pond. New stable and separate heated workshop. Board paddocks. 3 finished levels. 3 car garage. Close to Nobleton and Schomberg. Great commuter location.

- Sun Room
- In-floor heating
 - Stone floor
 - Barbeque

Presented by
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 Broker Of Record
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MOFFAT DUNLAP

REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage - 16630 Dufferin Street, King City, ON L7B 1K5. - Tel: 905-841-7430 - info@moffatdunlap.com - www.moffatdunlap.com

2 zones for heating

Family Room

- Built-in speakers (3 wall, 2 ceiling)
- Stone fireplace
- Oak floors
- Pot lighting
- Open to kitchen

Kitchen

- Centre island

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- Bar fridge
- Granite counters
- Double sink
- Cellini cabinetry
- Jenn-air stainless steel dishwasher
- Sub-zero fridge
- Miele Oven
- Jenn-air downdraft cooktop

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Pot lights

Living Room

- Oak floors (refinished)
- Stone fireplace & wood mantel be Reece's
- 4 picture windows
- Built-in speakers

Foyer

- Tumbled tile
- 2 piece powder room

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Walk-in closet

Dining Room

- Oak floors
- Open to breakfast room

Main Floor Office

- Double window
- Oak hardwood floor

Laundry Room

- Tile floor
- 2 piece powder room

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Deep sink

Breakfast Room

- Oak floor
- Pantry
- Breakfast bar

Office or 5th Bedroom

- Hardwood floor
- 2 west facing windows

Bedroom 2

- Walk-in closet

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Oak hardwood floors

Bedroom 3

- Walk-in closet
- View over paddocks
- Oak hardwood floors

Bedroom 4

- Hardwood floors
- Closet
- View over paddocks

Bathroom

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- Linen closets
- 5 piece with jet tub

Master Bedroom

- Sitting Room
- Oak hardwood floors
- Walk-in closet
- 5 piece en suite
- Granite counter with double sinks

LOWER LEVEL

Rec Room with walk-out

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Walk-in cedar closet

Storage room

2 piece bathroom with in-floor heating

Games Room/Theatre Room

- Stone fireplace
- Built-in speakers hook-up for home theatre
- Wet bar with dishwasher & refrigerator
- Pool room
- Walk-out

Stone Patio

- Built-in barbeque

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- Built-in bar fridge
- 3 tier deck with 75 lights
- Secondary outdoor barbeque
- Plexiglass sides

Four paddocks (oak boards) 3 with water

Barn

- 7 stalls (2 broodmare stalls)
- Wash stall with heater
- Rubber aisle

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- Pine panelled tack room with sink & tack lockers – hot water on demand
- Sound system
- Ceiling fans
- Verifan air exhaust system
- Spruce panelled stalls – screenings with rubber mats
- Pop-out windows for easy cleaning
- Hay storage area
- Pine panelled feedroom with laundry & 2 piece power room – laundry sink

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Workshop

- Lockable doors – truck height
- Insulated
- 200 amp service
- Concrete floor
- Attached hay storage & shavings building with truck & man door

Other

- Central vac
- 3 car garage (electric doors)

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- Security system
- Geothermal heat by Yanch
- High speed wireless internet by routcom.com
- Firepit
- 11 apple trees
- Garden shed
- Ministry tree agreement
- Drilled well

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- Septic is to east of home
- Potential forest management program (very advantageous 90% funding)