



**moffat
dunlap**

REALTOR



Hawkridge

Location: Caledon

Acreage: Approx 160 Acres

Price: \$14,995,000.00

World class city ranch resort! This property has hosted the global Who's Who including Queen Elizabeth II, Eric Clapton, John Lennon, Henry Moore along with various heads of state and Canadian sports and entertainment legends. The caliber of the offering has never been matched! This is a personal resort with macro appeal. This is the ultimate multi-generational family property allowing for varied pursuits. The action never stops!

An Action Packed Value Proposition

The property is a truly compelling value proposition which will appeal those transnationals who appreciate the once in a lifetime opportunity to acquire this bespoke country property created by one of Canada's leading families. The current zoning limitations would not allow another property to have the breadth of on-site amenities as this property. The main house, gate house, plus 3 additional homes, crystal clear brook trout pond and an internationally designed sporting clays course would not be permitted under today's regulations. Dare to compare this country property offering!

Views, Privacy, plus Location, Location, Location

Presented by

John Dunlap,

Broker Of Record

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Bathrooms : 17

Bedrooms : 10

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The property has pastoral views across the Niagara Escarpment. You will feel you are miles away from civilization, yet the property is 20 minutes north of Pearson International Airport by car or 7 minutes by helicopter! The property has a wonderful range of on-site hiking trails which lead directly to the famed Bruce Trail. The property is 5 minutes from the family-oriented Caledon Ski Club, the historic Caledon Mountain Trout Club and many noted golf courses.

Amenities

The sprawling compound offers its owners and their guests an impressive array of pursuits including trout fishing, swimming, tennis, sporting clays, snowshoeing, pond hockey, hiking, biking, gardening, plus nearby riding, golfing, and skiing. The property includes room for a car collection and has its own private wine warehouse – a collector’s haven. The main house and related outbuildings can host an impressive number of guests to enjoy all these pursuits in a beautiful natural environment. The property attracts an impressive array of wildlife from wild turkeys to deer to waterfowl and an inspiring mix of song birds. All the wildlife is attracted to the custom feeders placed between the main terrace and the trout pond below. The property is also known for its organic on-site produced maple syrup.

The Lands – 162 acres

This magnificent property is one of the most diverse land holdings available. High rolling lands, incredible valley views, spring fed ponds, stream, mature hardwood forests, farm fields and miles of hiking trails make this a very special parcel of land.

Without question, this is the finest country offering available, Hawk Ridge Farm, is unmatched in terms of natural beauty, quality of infrastructure and proximity to Toronto (under 1 hour). In today’s regulatory environment, establishing a country estate in such a pristine setting with all of the amenities desired (multiple houses and outbuildings, proximity to your own woodlands and trout pond, range of on-site recreational activities) would be impossible!

These storied grounds have been privately held by one of Canada’s internationally known families since the early 1930s. Recently upgraded to the highest standards, the main residence is designed in the Tudor Gothic style and is sited to overlook the deep trout pond and to take advantage of the distant countryside views over the Forks of the Credit Valley.

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A few of the highlights include: Mahogany windows, wall-to-wall walk-outs and sprawling stone terrace allow one to constantly enjoy the natural setting. Nine intricately framed fireplaces, plaster crown moulding, impressive ceiling heights combine to enhance the principal spaces. A dramatic two-storey foyer with a stately oak staircase creates an impressive introduction and reminds one of the grand lodges of Europe. The living room is anchored with a fireplace at either end and is a perfect room for entertaining. The 2-storey family room is located at the east end of the home and has custom stained-glass accent windows, a walk-out to the terrace and barrel ceiling. The kitchen includes a pantry, fireplace and servery and is perfectly situated alongside the dining room. The kitchen can be either open to the dining room offering views over the property or can be closed off for more formal occasions. The sumptuous master suite features a fireplace, twin dressing rooms, his and her en-suite baths and a private terrace. The walk-out lower level offers your own in-home spa including exercise studio, indoor/outdoor pool, steam room, and changing facilities.

Additional buildings include a Gate House, a luxury Coach House apartment, a Guest Cottage across the driveway from the main house, and a Guest Loft Apartment over the garden garage near the main house.

THE MAIN RESIDENCE

The winding paved drive leads past the Gate House and main trout pond to the main residence and surrounding guest houses.

Main Level

Receiving Hall 24'2" x 21'8"

Solid oak entry door with side windows

Dramatic two storey great hall

Wide-plank oak hardwood floor

Custom wall treatments

Three double entry closets

Decorative crown mouldings

Adjustable pot lighting

The main entry receiving area has been used for dining when owners entertain in large numbers

Powder Room 1

Alongside the Receiving Hall are two Powder Rooms for guests

Wide-plank oak hardwood floor

Single vanity with marble top

Built-in cabinet

Designer wall covering

Ceiling fan

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Powder Room 2

Wide-plank oak hardwood floor

Pedestal sink

Designer wall covering

Living Room 40'11"x 23'11"

This grand room is anchored by a fireplace at each end which compliments the tremendous views.

Wide-plank oak hardwood floor

Two wood-burning fireplaces with hand-carved oak mantel and marble surround

Custom built-in book cases

Custom paneled walls

Five sets of French doors with transom walk-out to stone terrace

Crown moulding

Boxed ceiling

Recessed halogen lights

Ceiling medallion

Dining Room 31'5" x 18'

The Dining Room design allows this room to be formal or casual. Direct walkouts to the terrace are wonderful for summer & fall occasions.

The kitchen can be open to the Dining Room or can be closed off.

Double entry doors

Wide-plank oak hardwood floor

Wood-burning fireplace with marble hearth and surround, hand-carved mantle

Three sets of French doors with transoms walk-out to terrace

Wall-to-wall windows

Crown mouldings

Custom ceiling coverings

Recessed halogen lights

Ceiling medallion

Family Room 30'3" x 22"

This room soars to 2-storeys with a barrel ceiling.

Double entry door from family room

Wall-to-wall custom stained leaded glass arched window

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Built-in fifty-two inch television

Wainscoting

Wall-to-wall windows

Two sets French doors with transom walk-out to terrace

Custom wall treatments

Custom ceiling treatments

Barrel ceiling

Butler's Pantry

Wide-plank oak hardwood floor

Custom built-in cabinets with decorative shelves

Expansive windows overlook terrace

Crown moulding

Recessed halogen lights

Well located off the Dining Room

Kitchen

21'6" x 17'7"

A warm room with superb woodwork and cabinetry

Raised fireplace

Pocket doors from dining room

Wide-plank oak hardwood floors

Solid oak custom cabinetry and trim

Decorative display cabinetry with glass shelves and glass pane doors

Centre island with six burner stove top

Two Dacor ovens

Sub Zero refrigerator / freezer

Panasonic microwave

Wood-burning fireplace

Two Bosch dishwashers

Double stainless steel sink

Oak crown moulding

Halogen pot lights

Mud Room

Staircases to second floor and lower level

Walk-out to flagstone terrace

Powder Room

Wide-plank oak hardwood floor

Custom built-in vanity with marble counter and under mount sink

Staircase to Upper Hall

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Oak steps, spindles, hand rail and newel post

Decorative window at landing with window bench

Custom wall treatments

Halogen lighting

Second Level

Main Hall

Wide-plank oak hardwood floors

Built-in double entry cupboard

Utility closet

Crown moulding

Recessed halogen lights

Ceiling medallion

Staircase to 3rd level

Master Suite

22'1" x 22'11"

The Master Suite has a series of change rooms & views from the deck which overlooks the countryside.

Wood-burning fireplace with marble hearth and surround, antique carved mantle

French door with transom walk-out to balcony

Custom wall coverings

Cathedral ceiling

Her Ensuite

Four-piece

Wood-burning fireplace with hand-painted wood mantle and marble surround

Bidet

Crown moulding

Her Dressing Room

Custom wall treatments

Custom built-in closets with organizers

Cedar closet

Indirect lighting

Crown moulding

His Ensuite

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Three-piece

Wide-plank oak hardwood floor

Built-in shelves

Separate marble shower with 2 shower heads

Etched glass shower door

Single vanity with marble counter top and under mount sink

Water closet

Crown moulding

Indirect lighting

His Dressing Room

Walk-in closet with built in cedar shelving

Double closet with built-in shelves

Crown moulding

Second Bedroom

18'5" x 17'

Walk-in closet

Custom wall coverings

Crown mouldings

Four-Piece Ensuite

Custom wall covering

Third Bedroom

20'6" x 13'5"

Custom wall coverings

Pocket door to closet

Expansive windows overlooking garden

Crown moulding

Four-Piece Ensuite

Ceramic tile floor

Single vanity with marble counter top

Jacuzzi with marble surround

Custom wall coverings

Crown mouldings

Fourth Bedroom

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18'3" x 18'

Custom wall coverings

Crown mouldings

Four-Piece Ensuite

Step down

Ceramic tile floor

Closet with mirrored doors

Jacuzzi with marble surround

Broadloom in dressing area

Glass shelves

Custom wall coverings

Crown moulding

Third Level

Fifth Bedroom

15'8" x 12'4"

Custom wall covering

Four-Piece Ensuite

Ceramic tile floor

Single vanity with marble counter top

Water closet

Crown moulding

Access to main hall

Sixth Bedroom

20'10" x 14'

Double pocket doors

Large windows

Custom wall coverings

Seventh Bedroom

26'4" x 14'

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Two closets

Large windows

Custom wall coverings

Four-Piece Ensuite

Ceramic tile floor

Single vanity

Jacuzzi tub

Custom wall and ceiling coverings

Crown moulding

Laundry Room

12'11" x 5'10"

A well placed additional laundry room for 3rd floor

Ceramic tile floor

Maytag washer & dryer

Laundry sink

Built-in cupboards

Custom wall treatments

Furnace Room

Lower Level

Laundry Room

11'5" x 5'6"

Viking washer & dryer

Pool Room

59'10"x40'10"

Cedar coated granite floor

18,000 gallon marble lite pool

Waterfall

700 gallon marble lite hot tub

Wood-burning fireplace with stone surround and granite hearth

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Door to spa

Walk-out to flagstone terrace (doors held by 1,000 lb magnet

Pine walls, beams and ceilings

Exercise Studio

22'1" x 9'2"

Pocket door from pool

Rubber floor

Mirrored wall

Pine walls and ceiling

Two-Piece Change Room

Shower stall with etched glass door

Custom twig shelving

Antique vanity with porcelain sink

Spa

Granite floor

Steam room with custom ceramic Mexican tile surround and etched glass door

Access to furnace room

Change Room

Granite floor

Built-in custom twig shelving,

Shower with etched glass door

Pine walls and ceiling

Utility Room

28'10" x 15'9"

Garage

Parking for five cars

Access to hunting room, sports room, work room and wine warehouse

Mechanical Room

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16'9" x 10'1"

System controls for pool room

Hunting Room

20'1" x 11'5"

Fluorescent lighting

Sports Room

18' x 14'8"

A great place to store all the sports gear.

Vinyl floor

Cedar walls

Special ventilation and duct work

Fluorescent lighting

Work Room

18'8" x 14'2"

Wine Warehouse

Temperature controlled

Custom built-ins

Main Level

Foyer

Solid wood front door with stained glass side windows

Marble floor

Two double entry closets

Crown mouldings

Powder Room

Oak hardwood floor

Antique marble and wood vanity

Designer wall covering

Crown moulding

Anti Room

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26'4" x 12'

Marble floor

Three sets of French doors leading to private terrace

Crown moulding

Living Room

20'10" x 18'

Wide-plank oak hardwood floor

Antique wood-burning fireplace with marble hearth and surround and hand carved wood mantle

Floor-to-ceiling bay window

Built-in book cases beside fireplace

Crown moulding

Dining Room

19'11"x 15'11"

Octagonal shaped room

Oak strip hardwood floor

Leaded glass windows

Wainscoting

Crown mouldings

Kitchen

19'3" x 15'10"

Wide plank oak hardwood floors

Custom bleached oak walls

Custom bleached oak cabinetry

Corion counter top

Decorative ceramic tile back splash

Sub Zero refrigerator / freezer

Panasonic microwave

Kitchen Aid dishwasher

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Dacor oven

Beamed ceiling

Pot lights

Wet Bar

13'11" x 8"

Wide-plank oak hardwood floor

Custom built-in cabinetry with leaded glass

AEG refrigerator

Oak ceiling

Pot lights

Third Bedroom

14'5" x 13'8"

Wide-plank oak hardwood floor

Built-in bookcases

Linen closet

Crown moulding

Four-Piece Ensuite

Tub with marble surround

Designer wall coverings

Crown moulding

Second Level

Sitting Area

Oak hardwood floor

Double closet

Site window

Master Suite

20'9" x 18'7"

Wide plank oak hardwood floor

Custom gothic style built-in shelves

Large window overlooking side garden

Walk wall coverings

Walk-out to Juliette balcony

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Crown mouldings

Dressing Room

14'2" x 9'8"

Oak hardwood floors

Built-in shelves and organizers

Large windows

Crown mouldings

Five-Piece Ensuite

Marble floor

Single vanity with marble counter top

Deep tub with marble surround

Bidet

Built-in shelves

Custom wall coverings

Large window

Crown moulding

Oak hardwood floor

Crown mouldings

Four-Piece Ensuite

Marble floor

Marble counter and surround

Designer wall coverings

Lower Level

Foyer

11'10" x 8'1"

Terra-cotta floor

Spiral staircase to second and main and second level

Cloak Room

Terra cotta floor

Four cedar closets

Built-in drawers and cupboards

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Nanny's Suite

19'7" x 18'10"

Wall-to-wall broadloom

Double closet

Crown mouldings

Four-Piece Ensuite

Mosaic tile floor

Custom wall coverings

Access to laundry room

Laundry Room

13'7" x 8'8"

Terra cotta floor

Maytag washer and dryer

Storage closet

THE OUTBUILDINGS

Gate House

Complementary design relative to main house

Four bedrooms, four baths, open concept kitchen/Living Room with fireplace and lovely views

Recreation room/Gym, laundry

Private garden overlooks the century old orchard

Coach House / Garages

Three bedrooms, three baths, living / dining room, kitchen, laundry, four-bay garage. Cathedral ceiling and luxury kitchen with centre island and granite counters. Large deck overlooks a branch of the Credit River.

Each bay of the garage has a drain and the walls and ceilings are water-proofed for easy cleaning and maintenance

Guest Loft Apartment

One bedroom, living room, kitchen and two bathrooms over two-bay garage. Steps to the west garden and main house.

Guest House

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A four bedroom cottage across the drive from the main residence.

The Bunkie

Authentic round log cabin, bunk beds, sitting area, bathroom

A perfect retreat for the younger generation

Sugar Shack

Produce 20 - 35 gallons of maple syrup per acre per season. Gravity fed system.

Barn

Implement shed with ample storage & full workshop

Sporting Clay Course

Designed by John Burka ~ national level clay shooting instructor

Spring Fed Ponds

The entire area is known as the "hills of headwaters" and indeed the ridges of Hawk Ridge Farm have several springs and streams which feed the Credit River and ensure the ponds of Hawk Ridge remain sparkling clear.

Walking Trails

Approximately 3-4kms of intertwined hiking trails

Surrounding Woods

Hardwood, beech, maple, poplar, pine, cedars, ash, hemlock & birch can be found among the woodlands. Many of the trees date back over 100 years. The property receives beneficial tax treatment by being enrolled in the Managed Forest Tax Incentive Program.

Recreational Activities Nearby

Caledon Mountain Trout Club

Devils Pulpit Golf Course

Devil's Paint Brush Golf Course

Caledon Ski Club – can be seen from the ridges of Hawk Ridge

Albro Creek Farm/Caledon Hunt Club plus many others offer horse boarding

Forks of the Credit Provincial Park (almost 700 acres), Cataract Falls, Kettle Lake are within walking distance

Bruce Trail/Trans Canada Trail

Inclusions

Four-phase chillier unit

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One air conditioner

Two hot water tanks

Thirteen forced air electric heaters

Avante security system installed by **Morse** (smoke, fire, motion And shock detectors in one)

Return air system

20,000 gallon holding tank above north terrace on standby to compensate for not having an indoor sprinkler system

Honeywell computer station controls heating and air

Two central vacuum units

Dry-O-Tron unit heats pool area

Two house heaters on standby for immediate heat into the hot tub

Special air-conditioning unit in lower level exercise room (automatically turns on and off)

Outdoor water supply

In ground sprinkler system

Main Residence

All broadloom where laid

52-inch built-in television

Six burner stove top

Two **Dacor** ovens

Sub Zero refrigerator / freezer

Two **Bosch** dishwashers

KWE faucet

Panasonic microwave

Viking washer and dryer

Viking freezer

Halogen pot lights

Temperature controlled wine cellar

Guest House

Panasonic microwave

Kitchen Aid dishwasher

Sub Zero refrigerator / freezer

Dacor oven

AEG refrigerator

Maytag washer and dryer

Gate House

All appliances

Coach House

All appliances

Guest Apartment

All appliances

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Loft Apartment

All appliances

All fabric window coverings

Hanging pot holder in kitchen

Curtains in dressing room

All art indoors

Outdoor statues

Farm equipment

Electrical

1600 Amp, 208 Volt, 3 Phase service

Emergency stand-by generator, 200 kilowatt, 208 Volt 3 phase

Mechanical System

Forced air ducted system with chilled water coils for cooling

Electric duct heaters for heating

Induct humidification throughout

Remote sensing and control capability

Building Details

Complete inspection reports available

The main residence received extensive upgrading in 2002 by Architectural Management Inc.

Double dry walled throughout main residence

18,000 gallon marble lite pool

700 gallon marble lite hot tub

1,000 lb magnetic holding lock on electric doors in pool room

Elevator shaft (currently not in use)

Lead coloured copper roof

Acreage

Approx. 160 acres with a mix of open fields, woodlands, streams and ponds.

Additional acreage available.