



**moffat
dunlap**

REALTOR



Downwind

Location: Amaranth

Acreage: Approximately 20 Acres

Price: \$849,000.00

5 bedroom home on approximately 20 acres, 15 minutes from Orangeville. Lovely swimming pond with extensive decks, sandy beach, and waterfall feature. The cedar shingle roofed house has a large open concept kitchen, breakfast area, family room with field stone fireplace and walk out to west facing deck. The house and property are in immaculate condition. Useful outbuilding/barn suitable for multiple uses - horses, workshop etc.

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REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage
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Large mature trees, perennial gardens, long views and circular driveway. On a paved road with similar quality properties nearby. 15 minutes to big box retail, restaurants, excellent schools, theatre, and the new Headwaters Hospital. Option to increase acreage if buyer wishes.

Lot line adjustment has been approved, survey and severance in process. Possible to increase acreage if buyer wishes - seller has a total of 141 acres in 2 parcels.

Kitchen (6.40 x 4.18 m)

- Hardwood floors
- Open concept
- Renovated

Family Room (6.40 x 4.88 m)

- Broadloom
- Walk-out to deck
- Stone fireplace

Dining Room (3.96 x 3.96 m)

- Hardwood floors
- Casement windows

Living Room (5.94 x 3.96 m)

- Broadloom
- Casement windows

Study (4.02 x 3.41 m)

- Beamed ceiling
- Panelled

Second Floor

Master Bedroom (5.12 x 4.08 m)

- Walk-in closet
- Built-in closet
- En suite

Second Bedroom (3.96 x 3.17 m)

- Built-in closet
- Broadloom

Third Bedroom (5.09 x 3.41 m)

- Built-in closet

- Built-in closet
- Broadloom

Fifth Bedroom (4.08 x 3.99 m)

- Built-in closet
- Broadloom