



**moffat
dunlap**

REALTOR

Erin Farm, 2 Lots

Location: Erin

Acreage: 97 Acres

Price: \$1,485,000.00

Down a long private drive is this expanded century country home. Impressive Great Room, Office, Gym and Master Suite addition. Countryside views over the pool and pond. Heated workshop with office space, water and large deck. Main floor art studio. 97 rolling acres divided into 2 lots. Lovely decks, courtyard and screened porch all with countryside views. Quiet setting.

THE HOME

The century farmhouse (circa 1885) has been expanded and restored with its authentic country elegance maintained.

Foyer and Gallery

The original home and new wing is joined by the main foyer with slate flooring and large gallery which opens directly onto a large patio courtyard. Off the foyer is a 2 piece Powder Room with honed marble counter top. The "new wing" was constructed in 1995.

Art Studio 30' 8" x 10' 8"

Presented by

John Dunlap,

Broker Of Record

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REAL ESTATE LIMITED

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The large studio space is flooded with natural light and overlooks the main drive. Ample storage space, cleaning sink and rough wood floors.

Great Room 32'7" x 21'2"

The core of the main floor addition is the impressive Great Room with heated floors, stone fireplace in the Rumford style, multiple walk-outs, and lovely views.

Office 10' x 10'

The corner office is located to take advantage of views in 3 directions. Heated floor.

Kitchen 23'10" x 17'

The eat-in Kitchen maintains the country flare with stone fireplace, wood floors, butcher block counters and vintage-style lighting. Pantry.

Dining Room Irregular

A large room off the Kitchen. Wood floors and large windows. Wainscotting. The west end of the room leads to the screened porch.

Alongside the Dining Room is the Library with built-in bookshelves.

Screened Porch 18'4" x 11' 10"

The western facing porch is a great place to kick-back and enjoy the warmer weather. Good views over the front fields and the pond and beach below the house.

SECOND FLOOR

Bedrooms 2, 3 & 4

There are 3 bedrooms and large bathroom on the second floor of the original farmhouse. All bedrooms have windows, hardwood floors and closet/storage space. One can tell the original farm was quite prosperous in its day as the home is a full 2-storey dwelling as opposed to the 1.5 storey dwellings commonly found in the era.

Master Suite 21'10" x 21'2"

Accessed by its own staircase is the newly created Master Suite. This expansive room enjoys views in 3 directions, a large walk-in closet and ensuite bath. The double vanity found its way to Long Lane Farm from its previous use as the display counter from the village bakery in Cooksville - it has a wonderful patina complemented by the antique brass fixtures. There is also second floor laundry in the Master Suite.

LOWER LEVEL

In the lower level are a large work-out room, utility room and additional laundry room. Ample storage space.

THE OUTBUILDINGS

The Workshop & Garage

The workshop is divided into an office area and a large open workshop. Heated floors. Power and water. Fully insulated. Approximately 20' x 40' open workspace which was built to host woodworking and artist workshops. Roughed-in bathroom. Direct access to 2-car garage with automatic doors. 2009 cedar deck.

The Bunkie

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Located beside the main house is a 2 room "Bunkie" previously used for overflow guests. The building is now used for storage.

The Driveshed

The pole shed is a good place to store any equipment out of the elements.

Pool (20'x40') and Pool Equipment Shed

To the south of the main house is the fenced pool with large deck and pool equipment shed. The stone coping around the pool was replaced in 2009.

THE LAND

Rolling 97 acres with pond, beach rolling farm fields, woodlands and recreation area alongside the pool and workshop. Plenty of room to roam. The property enjoys reduced taxes as a result of the Farm Class Tax Rate.

The Pond was created with input from local conservation authorities to encourage wildlife and native species fish. The Credit River Creek flows through the property.

OTHER DETAILS

Significant stands of trees have been added by the current and previous owners so that the property can qualify for the Managed Forest Tax Incentive Program.

Crabapple, pear, apple and plum trees

Radiant and forced air propane heating

Tenant farmer farms the land which reduces taxes

Beach on east side of pond.

Drilled well (115 ft deep produced 10 gallons per minute when drilled). Recent well test available.

Septic pump out receipt available.

Property is divided into main farm with building on 96 acres & a 1 acre vacant building lot.

TAXES - \$7090.47 (2012)