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REALTOR

## Parkmoor, Caledon

**Location: Caledon**

**Acreage: 99 Acres**

**Price: \$3,500,000.00**

Caledon property of exceptional quality. Painstakingly created by the current owner over the last 2 decades. "Parkmoor" ranks as one of Caledon's top retreat properties perfectly sited on a peaceful 99 acres. "Parkmoor" offers the owner the chance to build an additional residence in addition to the home which presently occupies the grounds. Large stocked trout pond, floating "Boat House", Look-out Tower, Stables, tennis court, 6-car garage, workshop are just some of the properties additional features.

### THE RESIDENCE

Up the long maple-line drive sits the current residence constructed of timber and stone. The hemlock timbers were sourced from a local century barn and all of the stone found in the home are from the property. Massive Great Room with 30 ft + ceilings, double sided stone fireplace, lovely views and an open concept floor plan are the key elements of the Residence.

#### Great Room

Impressive vaulted ceiling over 30 feet in height. Along the north end of the room is a massive double-side stone fireplace. Anchoring the other end of the room is a wall of glass which opens to an entertaining deck that provides expansive views over the grounds and towards the Parkmoor pond. Pegged wide-board floors.

#### Kitchen/Dining Room

Presented by

**John Dunlap,**

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# MOFFAT DUNLAP

REAL ESTATE LIMITED

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A chef's kitchen. 6 burner gas stove plus grill. Cooper hood. Walk-in pantry with additional refrigerator and freezer. Centre island with butcher block counters and additional storage.

The Kitchen is open to the dining room which runs an additional 25 feet in length. Timber beam ceiling. West views. Wide-board pegged floors.

## **Den**

The Den is an area for smaller gatherings or just a great place to sit back and read. Hand hewn timbers define the area.

## **Billiards Room/Family Room**

Along the east end of the main level is the Family Room and Billiards Room which are approximately 45 feet in length. Hand hewn timber posts and beams anchor the space. Wide-board pegged floors. Built-in book cases.

Also on this level is a cloak room with ample storage, a wine storage room and a 3-piece bath.

## **UPPER LEVEL**

### **East Loft (45.77 feet X 21.33 feet)**

The east loft is currently divided into 2 guest rooms, a walk-in closet and a 3-piece bath. East views. Additional double closet. This space has also served as an artist studio and office.

### **Master Suite (45.93 feet X 19.78 feet)**

Running along the west end of the home is the Master Suite. The Master contains a walk-in change room, double closet and 5-piece en suite bath. The Master bathroom has a deep jet tub and over-sized shower plus double vanity and make-up area. From the Master one has views to the west over the grounds and towards the rose garden.

## **LOWER LEVEL**

The lower level has many uses from wine cellar to garage space to games room, but is currently set-up to accommodate horses! You read correctly - the horses truly do "live at home". Completely separate air-handling system and some of the finest stall fittings to be found anywhere. The stalls are built of oak and hemlock and all the hardware was salvaged from a premier equestrian estate in the Laurentians. Heated work room/tack room. Direct walk-outs and massive double entry doors. A wonderfully adaptable space.

## **THE PARKMOOR BOAT HOUSE & PARKMOOR POND**

To the west and south of the residence is the Parkmoor pond. Strategically placed on the pond is the famous Parkmoor Boat House. A site for many wonderful gatherings. The octagonal shaped Boat House has a wet-bar, dining space for 8-10 and has a walk-out to its own sunning dock. Awnings keep the temperature moderate. Copper and cedar shake roof. The Boat House is affectionately known as the summer cottage!

The pond is spring and stream fed and provides enough cool waters for the trout and is home to a wide variety of wildlife. Separate dock along the north edge of the pond.

## THE LOOKOUT TOWER & THE WALLED GARDEN

See Toronto to the South and the Hills of Caledon in full 360 degree view. 3-storey building with power and water. Originally conceived as an office.

At the base of the Lookout Tower is a cascading waterfall and walled garden. Reminiscent of England's Lake District, the walled garden is located almost in the centre of the property and it is hard to imagine a more peaceful spot anywhere.

## TENNIS COURT AND CLUB HOUSE

Alongside the grass tennis court is an old Caledon log structure from the pioneering era. The structure is in need of repair and has served as the tennis club house and an overflow guest cottage.

The grass tennis court is also perfect for croquet or lawn bowling.

## WORKSHOP AND DRIVE SHED

Further along the main lighted drive is the workshop. The board and batten workshop is fully heated with a full height tractor door.

The Drive shed has 3 power doors and offers parking for 6+ cars. Gravel floor. Board and batten exterior.

## ARBORETUM AND TREE NURSERY

Parkmoor features an impressive collection of trees. A passion for the current owners has been transplanting and nurturing an impressive variety of trees throughout the meadows of the property. At the northwest of the property is your own private tree nursery where young stock has been planted for later transplantation.

## PERMIT

After an extensive environmental review, Parkmoor has been granted a permit to build a main residence overlooking the trout pond. A wonderful opportunity for a new owner to build their dream home. Live in the current home while a new residence is being built for you or enjoy Parkmoor as it is today. Plans are available for new residence along with all site details. An inventory of native stone is already available for the new residence

## OTHER DETAILS

- Full generator backup (propane fired Tormont/Caterpillar system)
- Lighted private drive
- Security gated
- Alarm system
- Private well and septic system
- Extensive rock walls around the property
- Four-board fencing
- Riding ring
- Access to over 1,000 acres of trails
- Impressive Caledon estates as immediate neighbours
- Central vacuum system

## COMPLETED ITEMS AT PARKMOOR IN PREPARATION FOR NEW HOME CONSTRUCTION

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- Niagara Escarpment Commission permission approved for 5400 sq/ft home
- Town of Caledon Permit approved for 5400sq/ft home
- Main driveway and parking area completed. Second entrance on Finnerty Sideroad completed.
- Fully automatic back-up 45 kw generator by Toromont {Caterpillar} installed.
- Foundation stones gathered for home construction.
- 600amp underground electrical power installed.
- Septic tile field installed and approved for current buildings plus 5400sq/ft home.
- Design for water source heating system {pond} completed
- 3 telephone lines plus high speed Internet access.
- Security gates with security camera at gates and home entrance
- Approval to rebuilding log cabin as club house for grass tennis court
- Water source is an artisan well overflowing year round with pure potable water.
- Full Architectural drawings completed and approved by Town of Caledon. Alternate plans may be submitted.
- Kneff kitchen design completed and may be used.