



## Convenient in Caledon

### Acreage: 8 Acres

Prime corner location. Impressively updated bungalow overlooks waterfall, gardens and grounds. Huge combined Living Room and Dining Room off the Kitchen. Lovely stone fireplace. Conservatory/Garden room alongside the Kitchen. Separate 1 bdrm studio is ideal for guests. 2 car garage with workshop. Very hard to find this calibre of home in this price range!

### The House

3 bedroom, 4 bath walk-out bungalow. Updated baths. Hardwood floors. Elegant living spaces.

**Foyer 15.49 ft x 9.68 ft**

### Presented by

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# MOFFAT DUNLAP

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A large welcoming entrance with granite floors. The Foyer opens onto an updated deck.

## **Living Room 24.21 ft x 22.97 ft**

A large west-facing room which combines both living and dining rooms.

- Vaulted ceiling
- Hardwood floor
- Stone fireplace

## **Dining Room**

Convenient access off the Kitchen. The Dining Rooms has impressive views over the grounds

## **Kitchen 24.93 ft x 7.74 ft**

Located between the Dining Room and Conservatory Room. Ample storage and counter space. A nice bright room.

## **Conservatory**

This family living space is an octagonal room with over-sized picture windows and walk-out to the grounds. Peaceful views.

## **Master Bedroom 14.11 ft x 12.66 ft**

The main floor master has hardwood floors, closet and views over the gardens.

## **Bedrooms**

The remaining three bedrooms all have closets and hardwood floors.

## **Recreation Room 18.7 ft x 13.70 ft**

The large recreation room would also make a fine home office. There is a direct walk-out to the yard.

Also on this level is a workshop, utility room and several storage rooms.

## **The Studio**

The separate 1 bedroom studio is ideal for a home-based business or for guests. A light-filled space with bathroom/bedroom/living area.

## **The Garage**

2-car garage with area for a workshop.

## **The Property and Area**

8 acre corner property. Mature trees and established gardens. 2 driveways. The property is about a 5 minute hike to the Bruce Trail. 5 minutes north of Caledon East. Convenient access to Brampton, the airport and Toronto.

## **Other Details:**

- Updated forced-air propane furnace
- Refrigerator, dishwasher, stove, microwave, cooktop with hood, washer, dryer included
- Reverse osmosis water filter