



**moffat
dunlap**

REALTOR

100 Acre Building Lot

Location: Caledon

Acreage: 100 acre

Price: \$3,500,000.00

Presented by

John Dunlap,

Broker Of Record

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Rare almost 100 acre building lot (99 acres to be exact) in the perfect Caledon location. Steps to the Bruce Trail. 5 minutes to shopping in Caledon East. Quiet location. A peaceful setting with a mix of open pasture lands, hardwood forest, valleys, streams, large trout pond. The planning permissions are already in place.

1. Niagara Escarpment Commission permission approved for 5400 sq/ft footprint
2. Town of Caledon Permit approved for 5400sq/ft footprint
3. Main driveway and parking area completed. Second entrance on completed.
4. Fully automatic back-up 45 kw generator by Toromont installed.
5. Foundation stones gathered for home construction.
6. 600amp underground electrical power installed.
7. Septic tile field installed & approved
8. Design for geothermal heating system {pond} completed
9. 3 telephone lines installed
10. Electronic gates installed
11. Approval to rebuilding log cabin as club house for tennis court
12. Full Architectural drawings completed and approved by Town of Caledon. Alternate plans may be submitted.
13. Kneff kitchen design completed and may be used
14. Outbuildings already completed include (6 car garage, heated workshop, stable, gazebo, office)

Ready to break ground in 2013! The main house site is dramatic set on a rise overlooking the trout pond in the centre of the property. Total privacy.

MOFFAT DUNLAP
REAL ESTATE LIMITED

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