



**moffat  
dunlap**

REALTOR

## Innis Lake, Caledon

**Location: Caledon**

**Acreage: 20.87 Acres**

**Price: \$825,000.00**

A hidden Caledon property on 20 acres. The modernist light-filled residence overlooks a swimming pond. Rarely does a property with this much land and attractive home become available so close to Caledon East. Large open concept kitchen, living and dining spaces. Total privacy with peaceful views from every window. The fireplace and hardwood floors add charm to the home. Lower level recreation room and storage rooms complete the package.

### The House

#### Foyer

The foyer has double closets and is finished with hardwood floors.

#### Family Room

The central Family Room has cathedral ceilings walk-out to the screened porch and is open to the Kitchen. Along the west wall of the Family Room is a woodstove and large built-in shelving. Off the Family Room is an office and additional bedroom.

#### Kitchen

The Kitchen enjoys views over the decks and the pond. The kitchen has an extensive amount of counter space and is open to the Living Room and Dining area.

### Presented by

**John Dunlap,**

Broker Of Record

Phone: 647-280-7430

[john.dunlap@moffatdunlap.com](mailto:john.dunlap@moffatdunlap.com)

**Murray Snider,**

Sales Representative

Phone: 905-841-7430

[murray.snider@moffatdunlap.com](mailto:murray.snider@moffatdunlap.com)

# MOFFAT DUNLAP

REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage - 16630 Dufferin Street, King City, ON L7B 1K5. - Tel: 905-841-7430 - info@moffatdunlap.com - www.moffatdunlap.com

## Living/Dining Area

The combined Living and Dining area is adjacent to the Kitchen and enjoys the best views of the pond and woodlands. Hardwood floors and extensive windows add to the charm of this space.

## Office

Along the west side of the Family Room is an office with western exposure.

## Master Bedroom

The Master Bedroom has a 4 piece en suite bath, walk-in closet and a direct walk-out to the yard and pond.

## Bedroom 2, 3 and 4

Also on this level are a series of bedrooms and main floor laundry room all with peaceful views. The bedrooms share a 3-piece bathroom and separate shower.

## Lower Level

On the lower level are a large recreation room, utility room and storage closet.

## Additional Details

- New Roof (2013) on garage
- Detached 2 car garage
- New drilled well
- The 20 acre property has a mix of open and forested lands plus a spring and stream-fed pond.
- Paved road access
- Bruce trail is nearby at the top of Innis Lake Road
- 5 minutes north of Caledon East