



**moffat  
dunlap**

REALTOR

## Mt. Pleasant, Caledon

**Location: Caledon**

**Acreage: 15.8 Acres**

**Price: \$899,000.00**

Presented by

**John Dunlap,**

Broker Of Record

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Charming 15+ acre country property. 2 houses renovated! 3600 sq. ft. main residence with 5 bedrooms & 2 kitchens. Separate 1200 sq. ft. guest house with heated slate floors, 2 fireplaces & massive barn beams. Award winning 4-stall barn. New paddocks. Countryside views. Minutes to town! 2 car garage.

### Living Room

The Living Room offers east and west exposures through large windows. Along the north wall is a floor-to-ceiling fieldstone fireplace. Large hand-hewn beams accent this large space. Pegged oak floors with high gloss finish.

### Dining Room

Perfect for family gatherings! The dining room is right off the kitchen and has a walk-out to the deck. The large open plan also offers a lovely view of the fireplace from the dining table.

### Kitchen & Breakfast Room

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The renovated kitchen is combined with a large breakfast area. Wonderful views over the property along with a walk-out to the deck.

- Centre island
- Custom cabinetry
- Order desk
- Ceramic tiled floors for easy cleaning
- Walk-out to the back deck
- Bow window with southern views
- Double stainless steel sink
- Centre island with cooktop

## Master Suite

At the end of the hall is the Master Suite with pegged oak floors, his & hers closets and a 4-piece en suite bathroom. Lovely countryside views.

## Main Floor Bedrooms

There are 2 other bedrooms on this level which share a 4 piece bath. The bedrooms all have hardwood floors and closets.

Also on this level is the laundry and linen closet.

## WALK-OUT LOWER LEVEL

The lower level has its own kitchen and could easily become an in-law suite or could be left as part of the main residence.

## Family Room/Bar and Eating Area

The family room has large south facing windows and propane fireplace. Adjoining the family room is a built-in bar and eating area.

## Kitchen 2

A self-contained kitchen with built in shelving, appliances and ceramic floors.

## Recreation Room

The Rec Room has its own walk-out to the back yard and its own propane fireplace.

There are 2 large bedrooms on this level along with full laundry, access to the garage, utility room and a separate storage room.

## GUEST HOUSE

Built from the foundation of the original barn, the Guest House also has reclaimed the wonderful original barn beams from the century barn. The Guest House has been refurbished in the last year with heated slate floors, 2 entrances, 2 propane fireplaces, and its own laundry.

## Living Room

- Propane fireplace with stone surround
- Beamed ceiling
- South facing picture window

## Kitchen and Eating Area

The Eating Area is combined with with Kitchen. Windows facing south and west.

## Bedroom Suite

The bedroom has heated slate floors, a built-in propane fireplace, beamed ceiling and looks over the courtyard garden. 2 closets. 3-piece en suite bathroom with heated slate floors.

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Alongside the Bedroom is a foyer with entrance and full laundry facilities.

## Stables and Paddocks

The 4-stall stable was built in 2003 and won a Project of the Year Award from the Barn Builders Association. Centre aisle layout with dutch doors leading to the paddocks. The barn has power and water plus an area for tack and hay storage.

The paddocks were re-seeded in 2007 and the fencing is well maintained. 2 small outbuildings offer additional storage.

## OTHER

- Well
- Septic waste disposal system
- Paved private drive
- 2+ car garage
- Survey available

TAXES: \$6,482.38/2007

PRICE: \$899,000