



**moffat  
dunlap**

REALTOR

## Heritage Hill 122 Acres

**Location: Erin**

**Price: \$1,800,000.00**

**"Heritage Hill 122 acres"**

A magnificent 122 acre estate with 2 homes, ponds, trails, and exceptional views. A paved driveway winds from the handsome gated entrance on a paved road, through park-like land. The main house comprises approximately 5,000 sq ft of luxury living space, with exceptional finishes, appliances, views and 5 bedrooms. A massive double sided stone fireplace anchors the living and dining area. The kitchen is combined with a large harvest table dining area and has patio doors leading to the south deck. There is also a separate dining room for special occasions. A corner main floor master with luxurious en-suite and walk-in closet, has views over the award winning in-ground pool and the south landscaped and dog-safe garden. The lower level has a wall of floor to ceiling glass to the south, a Pacific Energy insert wood stove, a generous wet bar, huge cedar walk in cedar closet, 3 bedrooms, games area, and access to the triple garage.

An expansive deck wraps around the south and west sides of the house. There are uninterrupted views for miles with glorious sunsets from the deck as well as the 4 season integral sun room.

# MOFFAT DUNLAP

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REAL ESTATE LIMITED

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The main house is heated with a combination of radiant in-floor and forced air heating systems. The home is impeccable and comfortable. The warm cedar tones and massive laminated beams create a powerful sense of security, safety and generous, welcoming country living.

The 1600 ft sq 2<sup>nd</sup> house is a delightful bungalow at the side of a pond and has two bedrooms, an open concept living kitchen area with the comfort of a wood stove and a built in garage. This home is set on its own some distance from the main house and is completely private with a separate fork of the paved driveway.

Kilometers of hiking, snow shoeing, cross country skiing or ATVing trails traverse the land. Heritage Hill is situated 2 minutes from charming Erin village with easy commuting access down Trafalgar Road to the 401, airport, Toronto, Mississauga, and Oakville, and via Hwy 124 to Guelph.