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REALTOR

## Foxcote, Hillsburgh

**Location: Hillsburgh**

**Acreage: 25 Acres**

**Price: \$899,000.00**

A picturesque 25 acre property with 2 houses, bank barn, drive sheds, 5 car garage, insulated workshop, pool, cabana and tennis court. A wonderful full-time or weekend retreat. Close to skiing, hiking, and riding facilities. Located on the edge of Hillsburgh in the rolling hills of Erin.

### Main house

The flexible layout of the home can be either 4 or 5 bedrooms and is set on a hill to overlook the property. The south side of the home opens towards the pool, pool house and tennis court.

#### Foyer

- Tiled floor, 3 closets, circular stair

#### Mudroom

The large mudroom has slate floors, storage shelves for ski boots, double closet and is close to a 4 piece bathroom

#### Rec Room

Presented by

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# MOFFAT DUNLAP

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The original rec room has now been divided into two rooms which are used as an additional bedroom (Bedroom 2) and T.V. room

## **Bedroom 3**

The original master suite is now used as a guest room with 4 piece en suite bathroom, luggage closet and 2 double closets

## **Master Bedroom**

The master bedroom is now on the second floor and was enlarged to have its own sitting room. The home is built into the terrain so that the south-facing master suite has a direct walk-out to the grounds and pool area. The master suite is sun filled and offers 4 closets, a 5-piece en suite bathroom and a beamed ceiling.

## **Bedroom 4**

The fourth bedroom has exposed wood walls, closet, beamed ceiling and a 4 piece en suite bathroom plus a nearby linen closet.

## **Living Room**

Along the main wall of the Living Room is a superbly crafted granite field stone fireplace. Beamed ceiling and wet bar. The Living Room leads to the Sun Room.

## **Sun Room**

The south facing Sun Room has a wall of windows and features a walk-out to the grounds. Exposed stone wall, woodstove, plant watering station, tile floor.

## **Dining Room**

The cathedral ceiling in the Dining Room is beamed and the room can accommodate large gatherings. The Dining Room is conveniently placed alongside the eat-in Kitchen.

## **Kitchen**

The bright Kitchen has a walk-out to the pool and grounds and is large enough to accommodate the breakfast table. Ample counter space, pot lights, order desk.

## **Laundry Room**

The laundry room has a wall of closets, laundry tub and built-in shelving.

## **Family Room**

Finished with oak floors the Family Room has views across the property. Woodstove, beamed ceiling, wood storage area. Also on this level is a 2 piece Powder Room.

## **2nd House**

The second house has four bedrooms upstairs which share a 4-piece bathroom. The main floor has a Living Room, Family Room, Office, 3-piece Bathroom and Kitchen. The home is heated by a recently replaced propane forced air heating system.

## **Outbuildings**

"Foxcote" has an impressive group of outbuildings including a massive century bank barn previously used for cattle. Along the west side of the barn is a large drive-in storage area.

- Bank barn
- Steel sided drive shed
- 2nd truck-height drive shed
- Garage building with 5 bays, office, insulated workshop, storage rooms, loft area
- Pool cabana with bathroom facilities, bar area and indoor seating area
- Pool and tennis court