



## Kingcrest, King

**Location: King**

**Acreage: 50 Acres**

**Price: \$1,950,000.00**

### Kingcrest, King

Premier 7<sup>th</sup> Concession ridge location. Right for 2 houses which exist on a stunning parcel of 50 acres in southern King Township. Peaceful country acreage, yet minutes to King Rd/Hwy 400. This parcel of land sits in an elevated position with west and south views and wonderful mature trees. You will not find a better location for this price!

### The Houses

#### Main House

The main house has a commanding location down a tree-lined drive past the front hay field. The pool is positioned to the south of the home. The home has always been used as a weekend retreat. Constructed by Pan-Abode, the home is perfectly liveable, but with this location, most buyers will consider a complete re-build on this high point of land.

#### Presented by

**John Dunlap,**

Broker Of Record

Phone: 647-280-7430

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

**Peter Boyd,**

Sales Representative

Phone: 905-841-7430

[peter.boyd@moffatdunlap.com](mailto:peter.boyd@moffatdunlap.com)

## The 2<sup>nd</sup> House

The original farm house has its own laneway off the main drive and is situated in the valley below the main house. Both homes are privately sited from each other. This home is a footprint only. This home existed well before 1974 and thus may create a wonderful opportunity for the next owner to have the one of the best locations in King with the right for 2 houses.

## The Land

50 acres situated on a west facing ridge high above the valley below. The lands are a mix of agricultural fields, hiking trails, woodlands and grazing pastures. The houses are both completely private thanks to a wonderful mix of mature trees and the rolling topography.

The top hay field is planted and harvested by a local tenant farmer. These productive lands would be an ideal location for horse facilities or recreational buildings. The frontage along the 7<sup>th</sup> Concession has a mature tree line which offers total privacy.

The grazing lands around the 2<sup>nd</sup> home has an old stone foundations where a century old barn once stood. A small watercourse traverses the lands which allows a natural source of water for the resident summer cattle owned by a local organic farmer.

The well near the main residence is approx. 275 ft. according to the well record and produced an impressive 12 gallons per minute when drilled.

Taxes: \$4816.35 full year 2014 (the farm benefits from the Farmlands tax rate)