

Maple Lane, Mono

Acreage: 71 Acres

Maple Lane Farm, Mono

A Mono Township landmark “Maple Lane Farm” is available. The original stone farmhouse circa 1837 is one of the earliest homestead properties in the area and is privately sited down a long lane lined with century old maple trees. The main house has been enlarged with a seamless addition and is well positioned on the 71 acre property overlooking a spring-fed pond. Across the driveway is a 3-bay coach house with modern 2 bedroom guest apartment which has been used to host a cooking school! Only minutes away from the town of Orangeville and within 40 minutes to Toronto International Airport.

The Property

Presented by

John Dunlap,
Broker Of Record
Phone: 647-280-7430
john.dunlap@moffatdunlap.com

Bedrooms : 4 + 2

The seventy-one acre corner property is situated in the heart of Mono Township. Trees, gently landscaped gardens, orchards, terraces, stone walls and stunning views of the rolling landscape greet from every window. The property has two road frontages and is conveniently located, minutes to shopping, theatres and restaurants as well as public and private golf courses, ski hills and trails and is less than a mile from access to the Bruce Trail. The property is a mix of open farmed fields, high rolling hills with views and majestic woodlands with trails. Up the lane beyond the residence is a very large bank barn.

The Home

The main residence consists of a century farmhouse (c. 1837) with the original details intact. A cleverly melded addition, main entrance, open concept cooks kitchen with family room and large master suite above. The kitchen is open to the family room and offers a direct walk-out to the patio overlooking the crystal clear pond. In the original stone house there is a large living room, a library with fireplace, a formal dining room and an enclosed front sun porch. Three very good sized bedrooms are discreetly separated from the master suite on the second level. Forced air propane heating (new in 2015).

Main Floor Mudroom

Combined Kitchen and Family Room

- Granite breakfast bar
- Double sink
- Jenn-aire oven with down draft
- Fireplace
- Pot lights
- Walk-out to patio
- View over pond
- Hardwood floor
- Country kitchen

Dining Room

- Wide-board wood floors
- Picture window

Main floor Laundry plus 3-piece bathroom

Den/Library

- Fireplace
- Original wide-board floors
- Built-in bookcases

Sun Room

Living Room

• Wood floors
• East views alongside the maple lane

Master Suite

• Private staircase
• Walk-in change room
• 5-piece en-suite
• Views over pond

Bedroom 2

• 4-piece semi en-suite
• Skylight

Bedroom 3

• 2 closets
• Wide-board floors
• Built-in dresser

Bedroom 4

• Closet
• 4 piece semi en-suite

The Coach House

The Coach house was designed and built in 2001. A completely self-contained “guest house” with very large bright main living space, designer kitchen, two double bedrooms each with their own full bathroom occupies the second floor over the 3-bay garage. The guest house can be accessed at both ends. A stunning country retreat in itself for lucky guests or as a rental unit if desired. Forced air propane heating plus central air conditioning. The Coach House has its own laundry, well, and septic.

There is a large 3-bay garage space for vehicles, storage and workshop below the guest apartment.

Inclusions:

Exclusions:

- Freezer in basement
- Pot rack and pine pot shelf in kitchen
- All garden statuary and ornaments
- Hanging quilt in pink bedroom
- Chandelier in master bedroom
- Chandelier in entrance to guest house

Other Information:

- Farm class tax rate which helps reduce taxes
- $2600 rental income from farmland
- Roofs of house and coach house replaced in last 5 years
- 2 septics, 2 drilled wells
- Property taxes approx $4220/year
- Farm entrance off 5 Sideroad