



# Tanglewood Farm

**Location: Erin**  
**Acreage: 50+ Acres**  
**Price: \$2,650,000.00**

## Tanglewood Farm

### The Setting

The expansive 4+ bedroom brick bungalow with wrap-around porch and large screened gazebo enjoys lovely views over the property and its mature gardens and towering trees. The property has several kilometers of its own groomed hiking trails which lead around the pond, to the picnic meadow past the paddocks and through the woodlands. The deep valleys plus open meadows make you feel that you are miles away from civilization and yet you are only 10 mins to Erin or 15 mins to the Georgetown GO Station.

### The Home

Foyer  
The large foyer has slate tile floors and ample storage.  
Eat-in kitchen

**Presented by**  
**Elizabeth Campbell,**  
Sales Representative  
Phone: 905-841-7430  
[elizabeth.campbell@moffatdunlap.com](mailto:elizabeth.campbell@moffatdunlap.com)  
**John Dunlap,**  
Broker Of Record  
Phone: 647-280-7430  
[john.dunlap@moffatdunlap.com](mailto:john.dunlap@moffatdunlap.com)

Bathrooms : 3  
Bedrooms : 4 or 5

# MOFFAT DUNLAP

REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage - 16630 Dufferin Street, King City, ON L7B 1K5. - Tel: 905-841-7430 - info@moffatdunlap.com - www.moffatdunlap.com

The custom kitchen has solid wood cabinetry, cushion floor and lovely views over the front gardens. The bright breakfast area in the kitchen is the favorite spot for a quick meal.

## Dining Room

The dining room was designed to accommodate large gatherings and is very well proportioned. The exposed brick wall plus expansive glass windows make the dining room an elegant space.

## Living Room and Sunroom

The open flowing rooms make this home ideal for entertaining. The living room and sunroom offer multiple seating areas all which enjoy long views over the property. The vaulted ceilings, brick fireplaces and over-sized windows are all noted design elements.

## Den

Off the foyer is a large den with fireplace, built-in bookcases and large windows. The Den is a much-enjoyed evening room. Also on this level is a 2-piece powder room.

## Primary Bedroom Suite

The primary bedroom suite has a walk-in closet, reading area, large en suite bathroom, extensive built-in cabinetry/dressers and a walk-out to the porch and gazebo. The room has views in 3 directions and is exceptionally well designed.

## Walk-Out Lower Level

The main staircase leads to the walk-out lower level and the 2-storey windows allow light into the foyer. The lower level has 3 or 4 more bedrooms depending on how you wish to use the additional office, 5-piece bathroom, games room, brick fireplace, living room, office and a large Muskoka room with walk-out to the grounds. At the east end of the lower level is the utility room with ample storage space.

## Garden Gazebo

The large gazebo with power has a vaulted ceiling and is a wonderful place for outside dining or just relaxing outdoors. The gazebo has views over the grounds and over the pond.

## 3-Bay Garage and Stable

Across the driveway from the home is the large 3-bay garage with automatic doors. The extra-deep garage offers room for additional storage. The 6-stall stable has a heated tack room, feed room, and a large loft for hay storage. There are multiple large paddocks well placed off the west side of the stable. The stable was constructed by the noted barn builder, Dutch Masters Construction.

## The Pool

The pool was intentionally placed in a private setting surrounded by landscaped gardens, multiple seating areas, rolling lawns and large trees.

## Additional Lands

# MOFFAT DUNLAP

---

REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage - 16630 Dufferin Street, King City, ON L7B 1K5. - Tel: 905-841-7430 - info@moffatdunlap.com - www.moffatdunlap.com

Adjoining the property along the south side is an additional lot of 50+ acres with large hayfields, mature trees, miles of trails and additional paddock lands. This second lot can have another home, barn, and outbuildings erected or just add acreage to the main lot of Tanglewood Farms. This property has over 1/4 km of road frontage on the west side of the Sixth Line. The land is rolling in nature with very useable acreage offering long views over the hills of Erin. A unique opportunity to acquire side-by-side separately deeded parcels. This additional lot can be acquired for \$1,700,000 plus HST.

## Other Details

- The property is serviced by drilled well and septic
- Long private winding drive
- An additional vacant lot of 50 acres is available beside Tanglewood Farm.
- The property benefits from lower taxes due to the farm class tax rate program
- 5 minutes to Calerin Golf Course, 15 minutes to Osprey Valley Golf Course
- 15 minutes to Caledon Ski Club
- 10 minutes to Angelstone horse show grounds, 15 minutes to Georgetown GO Station
- Well regarded local schools including French Immersion at Brisbane Public School
- New pressure tank & hot water heater 2022, new roof 2022
- Septic pumped in 2022
- Water test completed with 0-0 scoring in June 2024
- Over ½ km of frontage on the west side of Sixth Line