



**moffat  
dunlap**

REALTOR

## Cedar Ridge, Caledon

**Location: The Grange Side Road, Ontario**

**Acreage: 100 Acres**

**Price: \$12,500,000.00**

 8 Bedrooms

 10 Bathrooms

**Presented by**

**John Dunlap,**  
Broker Of Record

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Placed on the height of the Niagara Escarpment in the prestigious Grange neighbourhood of Caledon sits this magnificent home designed and built by Joe Brennan for the current owners. This country estate offers impressive views and its grounds encompass approx. 100 acres of rolling fields, meadows, 2 crystal-clear ponds and a mature woodlot. The lands are held in 2 separate deeds which would permit another dwelling to be built, if desired. "Cedar Ridge" is perhaps one of Caledon's finest country estates. 30 minutes to Pearson International Airport.

### THE RESIDENCE

The home was built for entertaining on a grand scale with multiple reception rooms, multiple walk-outs to stone terraces and gardens. The home was expertly positioned to take advantage of the exceptionally long views over the Caledon hills below the home. The views, classic architecture, peaceful setting and total privacy set "Cedar Ridge" apart.

The home's 6 bedrooms all feature wonderful views, large closets and deluxe en suite baths with heated floors. In addition to the main bedrooms, there is a self-contained 2 bedroom apartment over the heated 4-car garage.

**MOFFAT DUNLAP**  
REAL ESTATE LIMITED

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## FOYER

Marble floor and marble slab staircase which leads to 2nd floor

Cloak room with 2 piece powder room

## LIVING ROOM

Multiple walk-outs to flagstone terrace

American cherry hardwood floors laid in diamond pattern with walnut inlay

Carved marble Rumford fireplace. Mantle imported from France

Distant countryside views

## LIBRARY

Extensive built-in book cases

Red marble Rumford fireplace

Distant views

Walk-out to South terrace

American Cherry hardwood floors with walnut inlay

## DINING ROOM

Carved marble fireplace imported from France

American Cherry hardwood floors with walnut inlay

Walk out to south-west facing terrace and to screened in garden room

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## GARDEN ROOM

A wonderful 3 season room with large screen windows, Rumford fireplace and exposed brick walls

Walk-out to garden. Stone floors

## KITCHEN

Centre island with seating area

2 fridges, 2 dishwashers, 3 ovens

East and west views

Direct access to west stone terrace and sheltered dining area

South American cherry wood floors

Laundry chute

Utility sink in separate closet

Kitchen pantry

Large Butler's pantry with double sink and ample storage and granite countertops

## FAMILY ROOM

Large arched windows on three sides

Woodstove with marble hearth

Built-in book case

Walk out to terrace

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## FAMILY ROOM

Marble floors

Multiple storage/coat closets

Provides access to 4-car garage and 2 bedroom apartment over the garage

2 piece powder room

## GARAGE

Heated 4 car garage with room for work shop. Dog shower. Generator

Direct access man door to west side of home

## SECOND FLOOR

2 staircases lead to second floor

Main hall with Palladian windows at each end

2 gallery skylights flood the main hall with natural light

2 linen closets

Laundry chute and utility sink

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## BEDROOM 1

Double closet

West and north views

Walk-out to roof top patio

4 piece en suite bathroom with heated marble floors

## BEDROOM 2

Closet

3 piece en suite bathroom with heated marble floors

East and north views

## BEDROOM 3

Garden view

Walk in closet with access door to insulated attic also houses Lifebreath ventilation for second floor

4 piece en suite bathroom with heated marble floors

Juliette balcony

## BEDROOM 4

Closet

5 piece en suite bathroom

Heated marble floors

East view

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## BEDROOM 5

Closet

3 piece en suite bathroom

Heated marble floors

East view

Well-designed layout whereby Bedroom 4 and Bedroom 5 are joined by an interior door which is ideal for a young family. Each bedroom maintains its own private bathroom.

## MASTER SUITE

Double doors leading to a large Master suite includes full change room, bedroom and a private sitting room/office and vestibule with skylight.

5 piece en suite bathroom with double marble vanity. Kohler soaker tub, glass shower, dry sauna, heated marble floor. Timeless design,

Grand south and east views

Built-in cabinetry

Juliette balconies

Master Suite Change Room with centre island and Juliette balcony. Ample storage

Master Suite Sitting Room/Private office

Walk-out to roof top deck. Built-in cabinetry

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## **GUEST / STAFF APARTMENT**

The self-contained apartment contains 2 bedrooms, kitchen, living room, 4 piece bathroom with separate toilet and second sink and private entrance.

## **LOWER LEVEL**

### **POWDER ROOM**

Laundry room with side-by-side stainless steel laundry sinks, washers, dryer, folding table and hanging area. In-floor drain.

### **UTILITY ROOM**

Water softener, water filtration and UV systems

3 productive wells service the home

Lifebreath central ventilation system

Geothermal heating/cooling

2 pressure tanks

Propane back-up furnace in case of power failure

Laundry chute

### **Recreation room**

### **Storage Room**

### **Sports Equipment Room**

### **Wine storage room**

### **Tool room**

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## POOL AREA

Brick pool house with change and bathroom facilities, shower plus pool equipment room

Gunite pool (20x40') by Paradise Pools with stairs, ladder, slide, diving board and thick flagstone coping. Multiple flagstone terraces surround the pool.

## THE LANDS

The current land holding is divided into 2 separately deeded properties. This allows for an additional residence to be built or excess land to be sold off.

Agricultural buildings/outbuildings would be permitted subject to site plan approval.

The property offers a diverse set of landscapes from mature hardwood forests to open rolling fields. The home is accessed via an almost 1 km gated paved driveway which winds past the property's 2 crystal clear ponds.

An interesting piece of history is the property was part of the original Caledon Ski Club lands given its dramatic elevations on the edge of the Forks of The Credit Valley system. The current ski club lies about 5 minutes away.

Caledon Ski Club, Caledon Riding Club, Devil's Pulpit Golf Club, Caledon Mountain Trout Club, Villages of Inglewood, Belfountain and Caledon all within 5 mins of the property

The property is located in the heart of The Grange neighbourhood of Caledon which has the highest concentration of fine country properties north of Toronto.

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## OTHER INFORMATION

- Highly efficient geothermal heating (3 zones) and cooling
- 2 Air humidifiers for main house
- Hot water tanks heated by geothermal heating system
- Circulating hot water line for main house
- Long paved tree-lined driveway
- Automatic gate at entrance
- Original farm silo
- 2 Deep crystal clear ponds
- Majestic woodlot with trails and ample supply of firewood
- Direct access to the Bruce Trail for hiking/biking/cross country skiing and snow shoeing.
- Tennis (built by Tennex) court is well situated in a private area above the house. Tennis area offers magnificent views and sitting area.
- Extensive flag stone terraces surround the home
- South facing stone terrace has an awning for shade and outdoor sound system
- 3 wells service the home
- 2 pressure tanks, 2 hot water tanks (space to accommodate a third tank if needed).
- 2 Life Breath HRV systems
- Water softening system with ultraviolet light
- Over-sized septic system
- 4000 gallon rainwater cistern for irrigation system
- These lands were the original location of the Caledon Ski Club!
- Multiple amazing building sites, second hydro line leading to the site of the old farmhouse by the silo
- JF Brennan designed and built
- Tradewood Windows, all "tilt and turn"
- Multiple roof-top terraces