



MOFFAT DUNLAP
REAL ESTATE LIMITED, BROKERAGE



Lochwood Farm, King Township

A long tree lined driveway leads to this 4 bedroom Century home overlooking 52 acres of rolling fields, paddocks and woodland. Enjoy the quiet country lifestyle yet just minutes from town in this sought after location on the east side of King Township. Betz pool, 6-stall barn, pond, extensive trails and a tributary of the Kettleby Creek are a few of the features of this wonderful country property.

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LIVING ROOM AND DINING ROOM

Just off the front foyer is the Living Room with natural pine trim and a large fireplace with raised hearth. The formal Dining Room boasts 10 ft. ceilings with wide plank pine floors. The period bay window provides views over the rear gardens and distant fields.





KITCHEN

This updated Kitchen opens directly onto the dining room and has all the conveniences of a country kitchen with granite counters, custom cabinets and quality built-in appliances.



BREAKFAST AREA AND SUNROOM

Pine plank floors and trim details add warmth to this breakfast area. Open to the breakfast area, the Sun Room is a 4-season room with a fieldstone fireplace and wonderful southerly views, a bright cozy space.



FAMILY/GAMES ROOM

The Family Room provides a large seating area, pool table and floor-to-ceiling brick fireplace. A family favourite space to watch TV, read by the fire or enjoy a game of pool with friends.





MASTER BEDROOM

The 2nd floor is designed in 2 wings with the Master Suite at the east end of the home. The Master Suite has a walk through closet and en-suite and enjoys scenic country views in 3 directions.





ADDITIONAL BEDROOMS

Three more bedrooms are well appointed and can be accessed from a second staircase. The main second floor washroom is located in this wing and in addition each bedroom has its own sink.

The second floor also accommodates the laundry room and an office area.





OUTDOOR LIVING

Lochwood Farm offers outdoor pursuits for all to enjoy, whether it is hiking or skiing the multiple trails, riding, swimming or enjoying a barbeque on the patio.





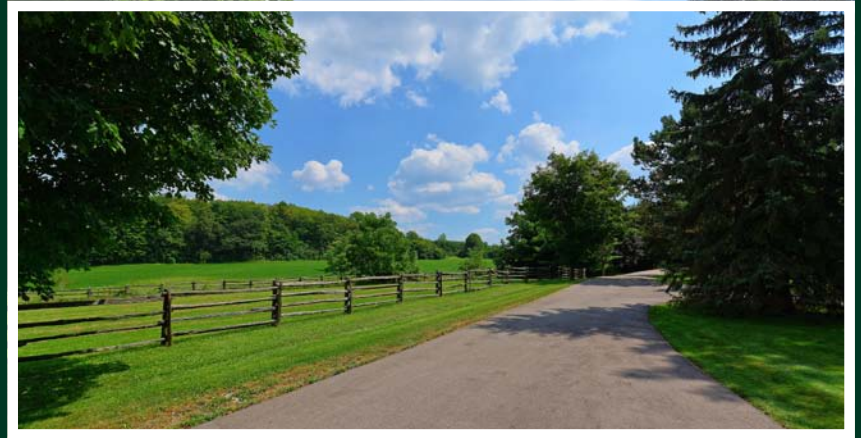
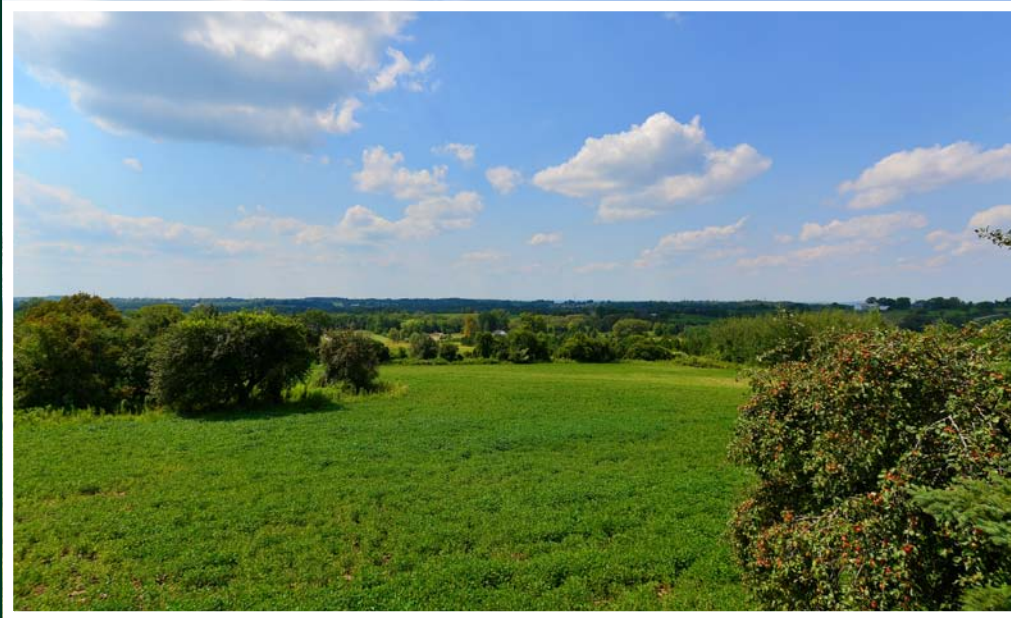
ADDITIONAL BUILDINGS

The triple car garage includes a permitted roughed-in loft apartment with close to 1,000 sq. ft.. The barn is set up with 5 stalls, tack room, storage loft and an additional storage wing.



THE LAND

There are several fenced paddocks for those who wish to keep horses or other livestock and large cultivated fields which are currently cropped by a local farmer. There is also a spring fed pond beyond the barn.



Lochwood Farm includes 52 acres of rolling fields, fenced paddocks and a large mature woodlot with extensive trails and a small stream. There are mature trees throughout the property including maples, ash, beech, plantations of spruce and pine, apple and walnut trees close to the house.

MURRAY SNIDER
SALES REPRESENTATIVE
murray.snider@moffatdunlap.com



MOFFAT DUNLAP REAL ESTATE LIMITED, BROKERAGE

16630 Dufferin Street, King City, Ontario L7B 1K5 Canada

905.841.7430 www.moffatdunlap.com

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