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BROKERAGE

## Charming Home + Studio,

**Location: King**

**Price: \$3,675,000.00**

One of King's most charming country houses with separate detached guest studio & heated workshop. This elegant country home is set on 8 rolling acres with rolling hills & meadows with towering trees. The property has woodlands with hiking trails and is in a prime location in the heart of King Township's prime country estates within 3 minutes of Aurora.

### The Home

The home was completely redesigned and expanded by the noted architect, William Grierson, along with designer, Robin Vaile. The home has a large central living room with fireplace and an expansive beamed and vaulted ceiling. Combined with this large living room is the kitchen overlooking the gardens and the dining room on the west end of the home. There are walk-outs from the living spaces onto the large flagstone terraces and covered porches.

### Mudroom

There is a large mudroom with grey slate floors and double closets plus a window bench which makes gearing up for the winter months easy! The Mudroom has a 2-piece powder room.

Presented by

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Bathrooms : 3.5

Bedrooms : 3+

## Living Room

The elegant living room has a wood fireplace, dark stained oak floors in herring bone pattern and large windows offering views over the rolling grounds. The bright living room has a vaulted ceiling with beams and accent lighting.

## Kitchen

The kitchen has a wall of south facing windows which overlooks the gardens and the flagstone deck to the rolling fields on the horizon. The kitchen has a large free-standing centre island breakfast bar, stone counters and panelled built-in cabinetry.

## Dining Room

The dining room is finished with hardwood floors and has several walk-outs to the terraces around the home.

## Main floor laundry

The main floor has a large laundry room with additional food storage space.

## Master Suite

The master suite has a change room with closets, master bedroom and a 4-piece en suite bathroom.

## Upstairs

The upstairs has 2 additional bedrooms with a shared bathroom. The bedrooms all have views over the property.

## The Studio

Across the garden to the southeast of the home is a 2-storey studio building with its own bathroom and septic system and is fully winterized.

The studio is currently used as a large private office on the upper level with its own elevated deck with power awning. This deck is a great place for a morning coffee or a mid-day meal.

In the lower level of the studio is and a bright home gym which has a direct walk-out to the grounds. The lower level also has a walk-in wine cooler, bathroom, multiple storage closets and utility room.

The studio could also be a great place for overflow guests!

Attached to this building is a drive-in heated workshop with its own driveway and a large storage bay and loft. A great place to store all the toys!

## Terraces

Surrounding the house are large stone terraces. The main terrace has a shaded seating area with outdoor fireplace plus an area which enjoys more sun and has a water feature placed in the gardens.

## Other details

- Attached 2-car garage with additional garage space in studio building
- 2 driveways
- New survey 2021
- Natural gas supplied to both buildings – a rarity in King!
- Both buildings are air conditioned
- Main house has both Geothermal and natural gas heating
- High speed internet
- 2 septic systems
- Drilled well
- Automatic generator
- All landscaping overseen by Bill Hewick landscape designer