



**moffat
dunlap**

REALTOR
BROKERAGE

20736 Mississauga Rd,

Location: Caledon

Price: \$2,699,000.00

20736 Mississauga Rd, Caledon

At the top of a quiet country road sits this lovely stone country home. The 5-bedroom home enjoys an elevated position and has a wonderful new kitchen, main floor primary bedroom suite, impressive great room with stone fireplace and a private 1-bedroom apartment over the 3-car garage. Come enjoy country living in Caledon within walking distance to miles of hiking trails and convenient to town amenities, the Caledon Ski Club, and the Pulpit Golf Club. Quiet country road which is efficiently snow cleared due to school bus route.

The Home

Welcoming front foyer with double closet and access to powder room just down the main hall.

Great Room

The west facing Great Room has a cathedral ceiling, stone fireplace and a walk-out to the property. The Great Room has a large picture window and is located alongside the newly renovated kitchen.

Presented by

John Dunlap,

Broker Of Record

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Bathrooms : 4.5

Bedrooms : 5

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New Kitchen

The new kitchen has stone floors, a breakfast room, centre island, wine storage cabinet and lovely cabinetry. The stone accent wall behind the oven was expertly crafted.

- Bosch oven
- double sink
- Bosch dishwasher
- Miele induction cooktop with downdraft
- side-by-side top-mount stainless steel refrigerator
- second sink at coffee station
- pot lights

Sun Room

The kitchen is open to the sunroom with woodstove. A magical place to have your morning coffee while enjoying the views offered by the over-sized windows on three sides. The woodstove adds charm to the room.

Large Dining Room

Just off the kitchen is a large dining room with hardwood floors and large windows. A perfect entertaining space.

Main Floor Primary Bedroom

The main floor primary bedroom with hardwood floors has a coffered ceiling, large picture window, renovated en suite bathroom and walk-in closet.

5-piece en suite bathroom with heated floors, linen closet, soaker tub, double vanities, glass shower. A timeless design.

Main Floor Laundry

At the north end of the floor plan is the main floor laundry with ample storage space. Also at this end of the main floor is the second stairway to the finished lower level plus access to the 3-car garage and the entrance to the 1-bedroom apartment over the garage.

2nd Floor

On the second floor of the home are 3 additional bedrooms with new broadloom and two 4-piece bathrooms. Each bedroom has lovely views over the property and surrounding countryside.

Bedroom 2

Window bench, walk-in closet and new broadloom

Bedroom 3

View to west, double closet and new broadloom

Shared 4-piece bathroom

Bedroom 4 (alternate master suite)

4-piece en suite bathroom, walk in closet, new broadloom, picture window, seating area.

Lower Level

The finished lower level has a bright private office and meeting space. Also on the lower level is a billiard room with card playing area, storage room, cold room, utility room

Apartment

Over the 3-car garage is a well-appointed apartment. This 1-bedroom apartment has a large kitchen/living space, 4-piece bathroom, closets and a gas fireplace. This is a perfect place for guests, extended family or could have potential as a rental. Peaceful views. Wood floors in living space.

Inclusions/Exclusions:

Included: All broadloom where laid, all window coverings, dishwasher, washer, dryer, refrigerator, bar fridge in games room, tv in games room, all garage door openers and remotes, hot water tank, stained glass window in games room, billiard table light, water conditioning equipment, firewood and firewood rack, all light fixtures except dining room light fixture

Exclusions: Billiard table (family heirloom), billiard cues, scoreboard and racks and associated billiard equipment, dining room light fixture.

Other Information:

- 1 acre lot with 147 ft frontage
- Propane forced air heating with Venmar HRV system
- New propane hot water tank
- 200-amp service
- Water conditioning equipment including UV system
- Cold cellar with lockable wine room
- Paved driveway
- Stone patios
- Surrounded by hundred of acres of protected lands
- Miles of hiking trails are a short walk from the property
- Easy-clean epoxy floors in garage
- Insulated 3-car garage with additional tractor door to grounds
- Generator
- Survey available
- Furnace serviced in 2022
- Septics pumped in 2023
- Water flow test and water quality test available (2023)