



Waldenwood, King City

Location: King City

Acreage: 10

Price: \$745,000.00

"Waldenwood" - 10 tranquil wooded acres hidden at the end of a quiet road. Lovely country retreat with quaint 4 bedroom home. Exercise pool. Separate workshop. Backup generator. Premier lot with loads of potential. A birdwatcher's paradise. Extensive trails. 5 minutes to King City Go Station.

Slate entry hall

Kitchen (3.45 x 4.95 M)

- ☐ Stove, oven, dishwasher, fridge
- ☐ North & south views

Presented by

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MOFFAT DUNLAP

REAL ESTATE LIMITED

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- ☐ Beamed ceilings
- ☐ 2 skylights
- ☐ Ceiling fan

Dining Room (4.27 x 3.17 M)

- ☐ Walk-out to yard
- ☐ Built-in cabinetry

Family Room (5.06 x 5.18 M)

- ☐ "Intrepid" enamelled woodstove
- ☐ Bow window with

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- ☐ Brick hearth (century brick surround from local school house)
- ☐ Panellled
- ☐ Ceiling fan

Living Room (3.93 x 4.27 M)

- ☐ Built-in bookcases
- ☐ Picture window views to south
- ☐ Hardwood floors
- ☐ Skylight

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☐ Ceiling fan

Master Bedroom (4.85 x 3.54 M)

- ☐ 4 piece en suite
- ☐ Double closet
- ☐ Hardwood floors
- ☐ View to east
- ☐ Built-in armoires

Office (2.74 x 3.75 M)

- ☐ View to north

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- ☐ Hardwood floors
- ☐ Window A/C

Second floor

4 piece bathroom

Bedroom (2.83 x 5.36 M)

- ☐ Built-in closet
- ☐ Hardwood floors
- ☐ View to east and north
- ☐ Closets

Bedroom (3.54 x 4.27 M)

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- ☐ Built-in bookcase
- ☐ Closet
- ☐ Hardwood floors

Mudroom

Guest Room (5.49 x 3.05 M)

Cold Room

Utility Room

Taxes: \$7,565.62 (2009)

Birdwatcher's paradise

- ☐ Owls
- ☐ Woodpeckers

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- ☐ Cardinals
- ☐ Grosbeaks
- ☐ Finches
- ☐ Chickadees
- ☐ Nuthatches

Other

- ☐ 27 KW backup generator installed in 2009 (\$25,000+)
- ☐ Forced air oil furnace 2004

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- ☐ Septic waste disposal system cleaned 2009
- ☐ New fuel tank 2003
- ☐ Rolling hills with extensive trails