



## 30 Acres Near Caledon Ski

**Location: Caledon**

**Acreage: 29.48 Acres**

**Price: \$1,650,000.00**

30 acres with a well-designed 4 bedroom country home in a prime location between the Caledon Ski Club & Devil's Pulpit Golf Club. The board and batten country home has been well enjoyed by the current owners and features large principal room, main floor master suite, tennis court, 3 bay garage, potting shed, workshop and a deck and dock on a spring fed pond.

### The Home

#### Mudroom & Main Floor Laundry

- Mudroom with tiled floor & pot lights
- Main floor laundry with laundry sink & storage cupboards

#### Main Floor Master Suite

The master suite encompasses the east end of the home and is a nice bright space with vaulted ceiling, floor-to-ceiling fieldstone double-sided fireplace, 6-piece en suite bathroom and a large change room.

The master bedroom has walk-outs to 2 private decks. Enjoy the peaceful views right from your bedroom!

### Presented by

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Bathrooms : 4

Bedrooms : 4

## Eat-in Kitchen

The country kitchen with Corian counters has views over the front garden and is open to the breakfast room which in turn opens into the beamed dining room. Kenmore refrigerator, Panasonic microwave, KitchenAid oven and cooktop, Miele dishwasher.

The bright space in the kitchen continues into the attached living room with skylight and wood-burning fireplace.

## Living Room

The living room is finished with wide-board pine floors, fireplace, panelled wood ceiling and views over the gardens.

## Dining Room

The large formal dining room has pegged oak floors and a massive floor-to-ceiling brick fireplace running along the north wall of the room. The dining room has a walk-out to a stone patio and was designed with exposed beams to add scale to the space.

## Family Room

The large family room is formed in an octagon with views in all directions. The vaulted ceiling is capped off with a glass tower cupola which floods the room with natural light and adds architectural interest. There are several large walk-out doors to the grounds and the room has a beamed ceiling with accent lighting and light coloured pegged oak floors.

## 2<sup>nd</sup> Floor

The second floor has 2 bedrooms with built-in kids' beds, 4-piece bathroom and a linen closet.

## Walk-out Lower Level

The lower level is finished with a large & bright recreation room, wine room, 3-piece bath, sauna and several storage rooms.

## Other Information

- Tennis court with log storage building
- Generac automatic back-up generator
- 3-car garage, workshop & potting shed
- Fieldstone BBQ area
- Dock and pond side deck
- 400 amp service
- Covered wood storage area
- Water conditioning equipment including UV
- Forced air propane heating
- Central air conditioning
- Approx. 29.48 acres
- Managed forest tax incentive program keep taxes low
- Trails throughout property
- 3 mins to Caledon Ski Club, Caledon Mountain Trout Club, Devil's Pulpit Golf Club & Bruce Trail