



## 65 Glenview Heights, King

**Acreage: 10 Acres**

**Price: \$3,499,000.00**

### 65 Glenview Heights, King

Live and work in the privacy of your elegant country home on 10 acres overlooking the 800 acre protected Koffler Reserve at Jokers Hill. 65 Glenview Heights Lane enjoys a peaceful country setting and yet is superbly situated for convenient and easy access to all urban facilities and transportation links being located within 5 minutes of Yonge Street and Highway 400. Top area schools (CDS, St. Andrew's College, Villanova, Pickering College) and other amenities are all nearby.

Presented by

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Bathrooms : 4

Bedrooms : 4

## The Home

The exterior of the home is crafted from a mix of dry-stacked ledgerstone and fieldstone and complemented by a board & batten finished exterior. The home is positioned down a long driveway past mature landscaped grounds and takes advantage of the southern and western views over the rolling hills of the Koffler Reserve. The home has 3 finished levels with 2 kitchens, 3+ bedrooms and a wonderful 2-storey family room which is open to the kitchen and dining room. The massive windows, Paris chef's kitchen and elegant finishes including stone fireplaces, mahogany doors and deluxe bathrooms are the highlights of this home. Alongside the home is a 2.5 car garage, spa by Betz and a much loved 1-bedroom bunkie/guest house. It has ample work from home office space and telecommunications support.

## Main Floor

### Foyer

The foyer opens into the living room with a cloak closet in the central hall.

### Living Room

The living room enjoys views over the front gardens and lawns and over the spa area. The living room is finished with Jatoba hardwood floors and features a Finish contra flow designed Temp-Cast masonry fireplace with pizza oven. The exterior of the fireplace is crafted from dry-stacked ledgerstone and one also notices the craftsmanship of the millwork and mantels in this room. The living room has paneled ceiling and pot lights.

### Family Room/Great Room

The main family room is bright and airy with a wall of windows to admire the views. The cathedral ceiling is beamed and has accent lighting. The north side of this large room has a well-designed Rumford fireplace which is built from dry-stacked ledgerstone within a massive 24 ft floor to ceiling chimney. Consistent with the design of the home, the richly colored Jatoba hardwood floors continue in this space. The family room is open to the kitchen and dining room beyond which is a perfect floorplan for entertaining large groups. Over-sized doors provide direct access to the main patio which has wonderful views across the Joker's Hill Valley.

### Kitchen

The custom designed Paris chef's kitchen with a nearby huge walk-in pantry has ample counter space, a large breakfast bar, a center island, Thermador Professional gas range, double sinks with 2 prep areas plus built-in warming drawer, oven and microwave and side-by-side top-mount refrigerator/freezer. The kitchen is flooded with natural light and is open to both the family room and the large dining room. Large sliding doors from the kitchen provide access to extensive decking deck which is a great location for summer entertaining.

## Dining Room

Alongside the kitchen is the dining room which has windows on three sides plus a walkout to the extensive decking running along the entire south side of the home. It is perfectly sized for large family gatherings or can be reconfigured as an intimate setting for smaller gatherings.

## Mud Room

Near the 2.5 car garage on the main floor is a large Mud Room with additional storage space. Also on the main level is a 2-piece guest Powder Room.

## Second Floor Master Suite

The master suite has vaulted ceilings, gas fireplace and its own private deck plus 2 large walk-in closets and deluxe 5-piece ensuite bath. The master suite has wonderful natural light and stunning views over the property and surrounding countryside of King Township.

## Bedroom 2

The second bedroom has Jatoba hardwood floors, vaulted ceilings and a 3-piece en suite bath with glass shower. This bedroom enjoys views in two directions over the acreage.

## Loft Office

At the south end of the second floor is a loft office with exposed stone wall, built-in cabinets and large windows which overlook the spa area to the west of the home.

Also on the second floor is a large laundry room that eliminates the need for transporting laundry among floors.

## Walk-Out Lower Level

The bright walk-out lower level is finished with a full second kitchen, a bedroom suite, full bathroom and large TV/recreation room with surround sound. The lower level has ceiling sound proofing and radiant in-floor heat.

## 3<sup>rd</sup> Bedroom

The large third bedroom has a 3-piece semi en suite bath, double closets, pot lights and panelled ceiling. The lower level has its own entrance to the gardens which overlook Joker's Hill.

## 2<sup>nd</sup> Kitchen

A fully equipped second kitchen is open to the recreation/tv room and has granite counters, breakfast bar and tiled floors for easy maintenance. It also features two large pantry units to add to the already extensive kitchen storage in the home.

## Recreation Room/TV Room

The recreation room features full sound dampening, full surround sound wiring and comfortable in-floor radiant heat. In addition, it has large windows and a direct walk-out to the grounds. The space has tiled floors, extensive built-in cabinetry, paneled ceiling and pot lights. For those occasions where there are additional overnight guests, it features a built-in Murphy bed. This room also supports the capability for a second office workspace with outdoor views and easy access the outdoors and gardens.

## Garage

Just off the mudroom entrance is the over-sized 2.5 car garage.

## The Bunkie/Guest House & Spa

A favorite place where guests and family love to stay is the private 1-bedroom bunkie. You feel like you are miles away in this hidden retreat with its long raised boardwalk entrance, private deck and wonderful views over the woodlands.

The in-ground spa was built by Betz and is a great place to take a dip in any season!

## The Grounds & Location

"Kingswood" is privately sited at 65 Glenview Heights Lane and encompasses approximately 10 acres. The property is a mix of open lawns, gardens and woodland hills with trails. The home is surrounded by mature gardens, large decks and a wonderful gazebo which offers tranquil views over the nature preserve. The gazebo is a great location for eating outdoors in the warmer months.

Highway 400 or Yonge Street can be reached in just 5 minutes and the area GO Stations and easy highway access make the location well suited for commuting.

## Other Details

- High speed internet available via Bell
- Lower property taxes due to voluntary Managed Forest Tax Incentive Program
- Deep drilled well. Septic system.
- Main house forced air oil heating plus radiant in-floor heat in lower level
- Spa heated by propane
- Inclusions/Exclusions: Win Coverings, Fridge X3, standup freezer, B/I Dishwashers X2, Micro X2, Washer, Dryer, Garburator, Garage door openers X2+Remote, Murphy Bed, Built-in Speakers, Spa Covers. Landscape lighting, rental security system
- Exclude: Garden Ornaments, Dragonfly Hooks, Flat Screen TV's + Brackets, D/R Elf, Forest Mailbox, Tree Bell, stained glass by laundry room, centre hall mirror, mud room hooks, dining room light fixture
- Circular drive
- Wine room