

100 acre estate, Hockley

Price: $4,199,000.00

Presented by

John Dunlap,
Broker Of Record
Phone: 647-280-7430
john.dunlap@moffatdunlap.com

100 acre estate, Hockley Valley

The property spans approximately 100 acres and is improved with a main residence, 2nd house and a self-contained in-law suite above the garage. In addition to the residences, there is a detached office building, pool, tennis court plus horse facilities which can generate significan income for an owner. 3-car attached garage. 100 acre parcels are getting harder and harder to find.

The Residence

The century home has been renovated and expanded with the most recent major work being completed in 2002. The home has 3 bedrooms, 2.5 bathrooms, country kitchen, large dining room, family room with wet bar, living room, multiple fireplaces and a wonderful west facing sun room plus a large mud room which is essential for any country home.

Guest/ In-Law Apartment

A private staircase off the mudroom leads to the large guest or in-law apartment with full kitchen, high ceilings and large bathroom with glass shower. The apartment has peaceful views over the surrounding paddocks.

The Office

The office has a reception area, a secretary's office and a private owner's office. The office building is fully heated/insulated and has its own septic system to service a 2-piece bathroom and could be transformed into a building for guests, if desired.

The Staff House

At the northeast corner of the property is a solid bungalow with attached garage, its own driveway, septic, well and power service. The home has 3 bedrooms, bathroom, kitchen, living room and full basment. This house is totally private from the main house with its own driveway, address and services.

The Horse Facilities - Opportunity to Generate Rental Income

The farm has a total of 31 stalls, plus large hayloft, wash rack, office space and feed rooms. At the north end of the main barn is a large run-in shed which is perfect for all weather turnout.

To the south of the main barn is the 4 stall standalone stallion barn with wide centre aisle, feed room and tack room plus the large breeding shed.

On the west side of the farm is a large 65 x 35 ft loafing barn with 2 stalls plus run-in area for horses turned out in warmer months.

Hemp License - Another lease income opportunity!

The owner has been approved to grow hemp which is recognized as a potential pathway to eventually growing marijuana. This acreage could be leased to area growers.

The Land & Location

The property is rolling in nature with extensive fenced paddocks, hay fields and mature tree lines. The farm is well located within 5 minutes of Orangeville, Hills of Headwaters Hospital, and is convenient to both Woodbine Racetrack and the Caledon Equestrian Park.

Other Details:

- High speed internet
- 2 separate residences with own municipal addresses
- Separate 1 bedroom guest/in-law apartment over 3-car garage
- Detached office building
- 2 drilled wells
- Many paddocks have water lines & automatic water troughs
- Concrete pool
- Photos courtesy of accomplished equine photographer, Dave Landry