

THE POOL & POOL HOUSE



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RE/MAX REALTY SPECIALISTS INC., BROKERAGE
Independently owned and operated



4376
THE GRANGE SIDEROAD
CALEDON · ONTARIO

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Sales Representative



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Unbelievable rare opportunity 32.43 acre property, on one of the most prestigious addresses in Caledon. Full equine operation with paddocks, Pro-plan built "Cadillac" of 12 stall horse barn with two overhead entry doors and loft which can host a barn dance (20 foot ceilings/heated/water). 70x40" addition drive shed with four overhead doors, new propane furnace/concrete floors. Spectacular inground salt water pool with epoxy trim and tons of armour stone surround with interlock trim and tiered "observation" style lookout patios.

Amazing pool house with kitchen, 3 piece bath, sitting room, bar, overhead doors and three entries with heat and water. Dog run with spec. feeders. Second guest house is awesome with monthly income. Main house is a unique and rare custom build. Amazing vistas and views from every window. Solid stone floor to ceiling fireplace, two sided with propane inserts. New windows, huge wrap around deck. Finished walkout basement and two additional suites for extra income. This home has huge income potential with six rental opportunities. Mint move in condition. \$\$\$ SPENT IN THE LAST YEAR.




MASTER BEDROOM



RECREATION ROOM



LIVING ROOM

	4376 The Grange Sdrd List: \$2,499,900 For: Sale	
	Caledon Ontario L7C0C8 Caledon Rural Caledon Peel 439-52-L SPIS: N Taxes: \$5,779.45 / 2016	
Detached Bungalow	Front On: N Acre:	Rms: 8 + 5 Bedrooms: 4 + 1 Washrooms: 4 1x5xMain, 1x3xLower, 1x4xMain, 1x3
Lot: 1000.17 x 32.43 Acres Irreg: 32.43 Ac Of Prime Farmland;Paddock; Dir/Cross St: The Grange East Of Heart Lake		

MLS#: W3650512	Contract Date: 11/07/2016	Possession: 90 Tba	PIN#:
Kitchens: 1 + 1	Exterior: Brick	Zoning: Farm With Residence And	
Fam Rm: Y	Drive: Pvt Double	Outbuildings:	
Basement: Fin W/O / Sep Entrance	Garage: Detached / 4.0	Cable TV:	
Fireplace/Stv: Y	Park Spaces: 25	Hydro:	
Heat: Forced Air / Grnd Srce	UFFI:	Gas:	
A/C: Central Air	Pool: Inground	Phone:	
Central Vac: Y	Energy Cert: N	Water: Well	
Apx Age:	Cert Level:	Water Supply: Drilled Well	
Apx Sqft:	GreenPIS: N	Sewer: Septic	
Assessment:	Prop Feat: Clear View, Fenced Yard, Golf, Skiing, Wooded/Treed	Spec Desig: Unknown	
Addl Mo Fee:		Farm/Agr: Mixed Use	
Elevator/Lift:		Waterfront: None	
Laundry Lev: Lower		Retirement: N	
Phys Hdcap-Eqp: N		Oth Struct:	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.62	x 17.15	Hardwood Floor Stone Fireplace Open Concept
2	Dining	Main	30.90	x 13.12	Hardwood Floor Stone Fireplace Open Concept
3	Family	Main	21.62	x 17.15	Hardwood Floor Stone Fireplace
4	Kitchen	Main	16.50	x 12.04	Ceramic Floor Open Concept
5	Master	Main	15.58	x 15.09	Broadloom 5 Pc Ensuite W/I Closet
6	2nd Br	Main	15.58	x 10.59	Broadloom Closet Window
7	3rd Br	Main	15.09	x 10.43	Broadloom Closet Window
8	4th Br	Main	10.59	x 10.43	Broadloom Closet Window
9	Great Rm	Bsmt	38.54	x 18.24	Gas Fireplace
10	Office	Bsmt	16.10	x 11.45	3 Pc Bath Walk-Out
11	Rec	Bsmt	31.32	x 27.22	Closet Walk-Out
12	Laundry	Bsmt	14.43	x 11.32	

Client Remks: Unbelievable Rare Opportunity On 32.43 Ac On One Of The Most Prestigious Addresses In Caledon. Full Equine Operation W/Paddocks, Pro-Plan Built "Cadillac" Of 12 Stall Horse Barn W/Two O/Head Entry Drs & Loft Which Can Host A Barn Dance 20-Ft Elgs/Heated/Water 70X40'. Add't Driveshed W/ 4 O/Head Doors, New Propane Furnace/Concrete Flrs. Spectacular In/Gr Salt Water Pool W.Epoxy Trim/Tons & Tons Of Armour Stone Surround W/Intlock Trim W/Tiered Observat Style

Extras: Lookout Patios. Amazing Pool House W/Kit,3Pc,Sitting Rm, Bar, O/Head Doors, & 3 Entries W/Heat & Water. Dog Run W/Spec. Feeders. 2nd Gate House Is Awesome With Income Mthly. Main House Is Uniq &Rare Custom Bld. Amazing Vistas/View From

Listing Contracted With: RE/MAX REALTY SPECIALISTS INC., BROKERAGE Ph: 905-584-2727



THE GUEST HOUSE



FAMILY ROOM



FAMILY ROOM



KITCHEN



THE DRIVE SHED



THE BARN & STABLES

