



MOFFAT DUNLAP
REAL ESTATE LIMITED, BROKERAGE

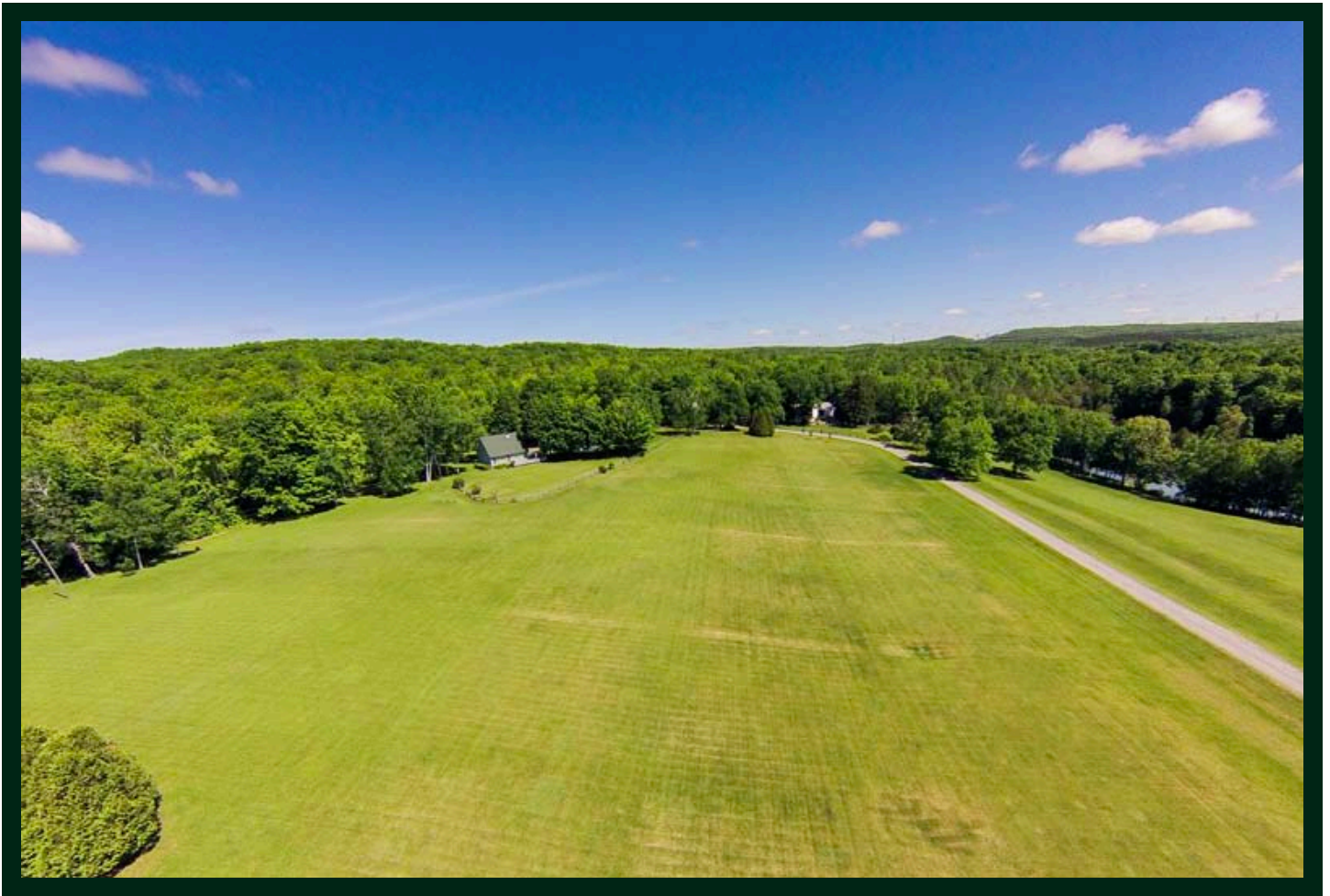


THE BROOKS ESTATE

NORTHUMBERLAND COUNTY

A spectacular property sited in the gently undulating hills of Northumberland County, this 400 acre parcel features mixed hardwood forests, open meadows, cultivated fields, six springs, two ponds and two unique homes.

www.MoffatDunlap.com



The property is entered via a kilometer long private country lane which curves up to the principal residence then winds past tennis courts to the secondary residence.



THE PRINCIPAL RESIDENCE



A country home designed to embrace its natural surroundings, it is comprised of three right angled wings surrounding a large multilevel patio.

Masterfully engineered exposed truss construction allows for soaring ceilings, and walls of glass.

LIVING ROOM

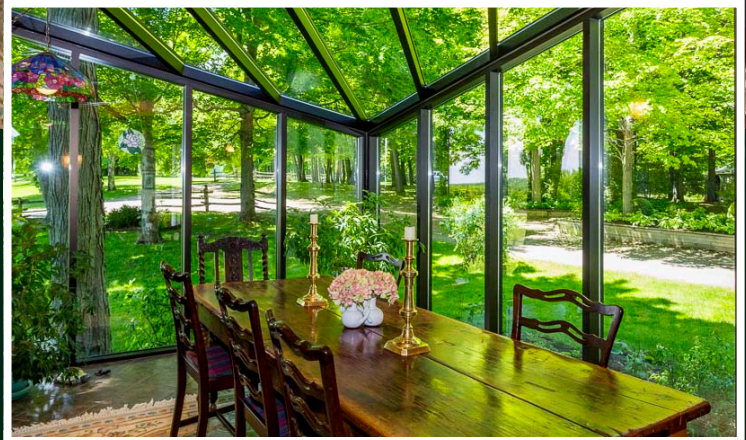


Floor to ceiling windows flood the house with light and expose breathtaking views from every vantage point.

DINING ROOM



Designed as a conservatory the dining room overlooks views to lawns and mature hardwoods.



KITCHEN

Newly renovated, a 'Downsview' designed, state of the art kitchen.



OFFICE

MASTER BEDROOM



The spacious master has a sitting area, a five piece en-suite, and a floor to ceiling glass wall which opens directly onto the patio.



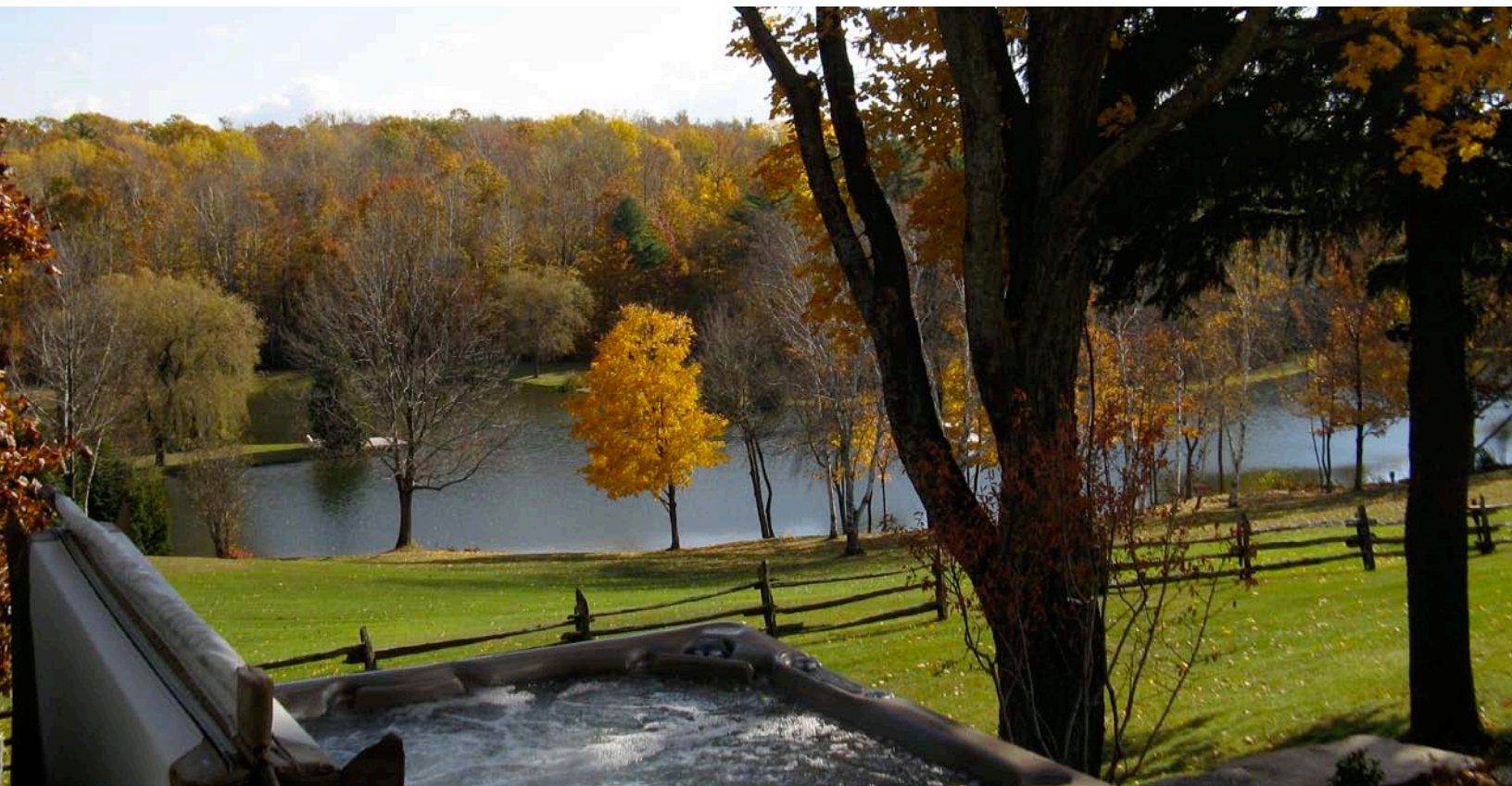
One of three guest bedrooms, with adjoining 5 piece powder room.



THE PATIO

The patio is an outdoor extension of the indoor living space, surrounding glass walls creating a seamless transition between indoors and out.

The multi level outdoor room is spacious enough for barbeque, dining, lounging and conversation areas.



A perfect party/entertaining area it could easily accommodate 50 for cocktails.

It features an outdoor wood burning fireplace, a hot tub and spectacular views to the lawns and pond beyond.

THE SECOND RESIDENCE



This 1500 sq.ft. board & batten 1 ½ storey house would be ideal for a second family, overflow guests, or as staff quarters.

It features an open plan kitchen/dining living room, 5 bedrooms and 3 baths.

A full window wall with walk outs to a deck, reveals magnificent views over the Northumberland hills.



THE PROPERTY

The property has vast tracts of mixed hardwood forest including maple, black cherry, beech and oak as well as gently rolling hills, open meadows and fields, about 100 acres of which are under cultivation. Forests and fields offer potential income from selective cut and cash crop cultivation.



WATER

Located directly over an aquifer six natural springs originate on the property. The water from this area is considered to be the most pure, best tasting water in Ontario.

One 20 foot deep dug well supplies both houses with excellent pressure. There is also a second 200 foot drilled well.

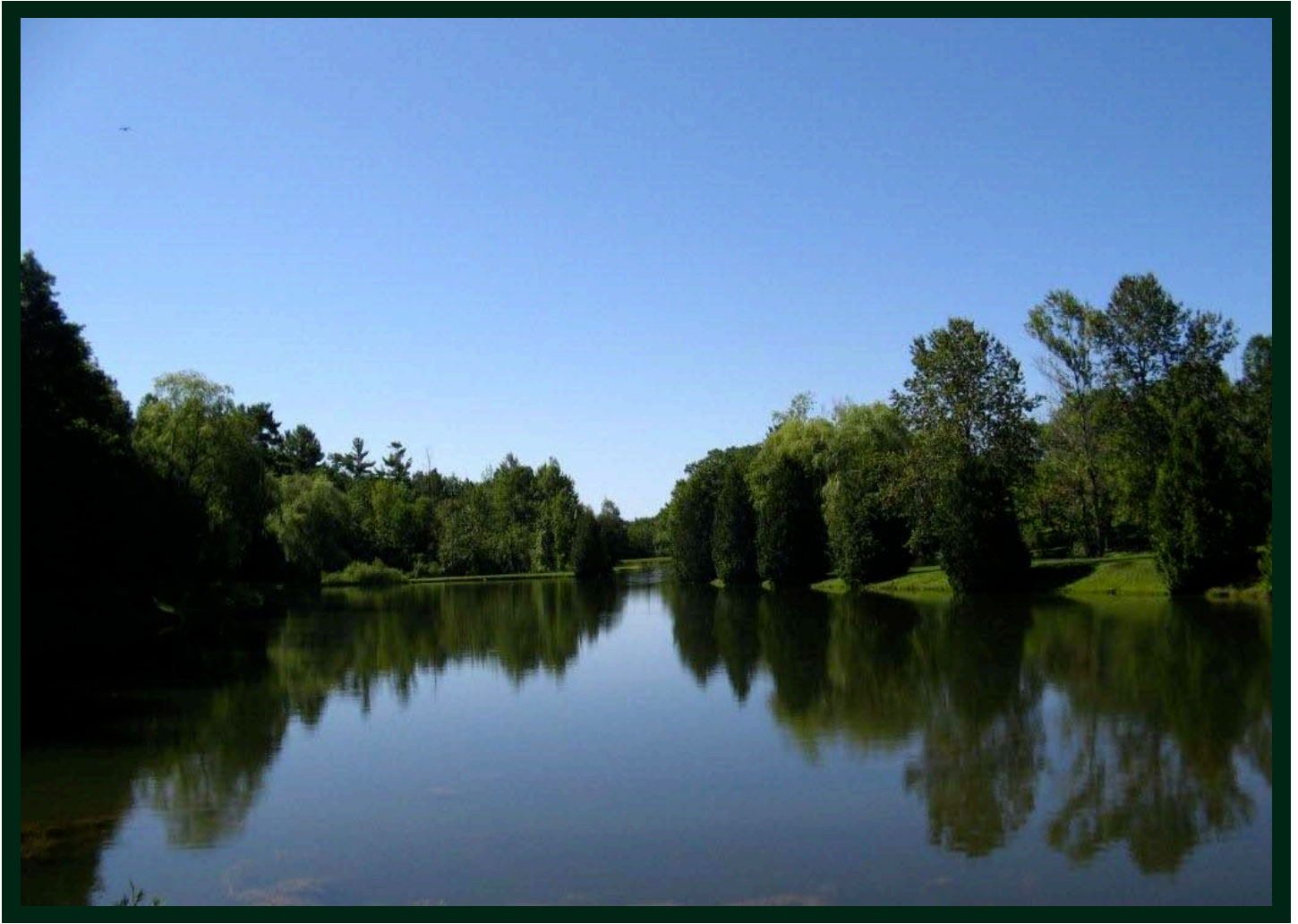


A stream meanders through a beech wood.

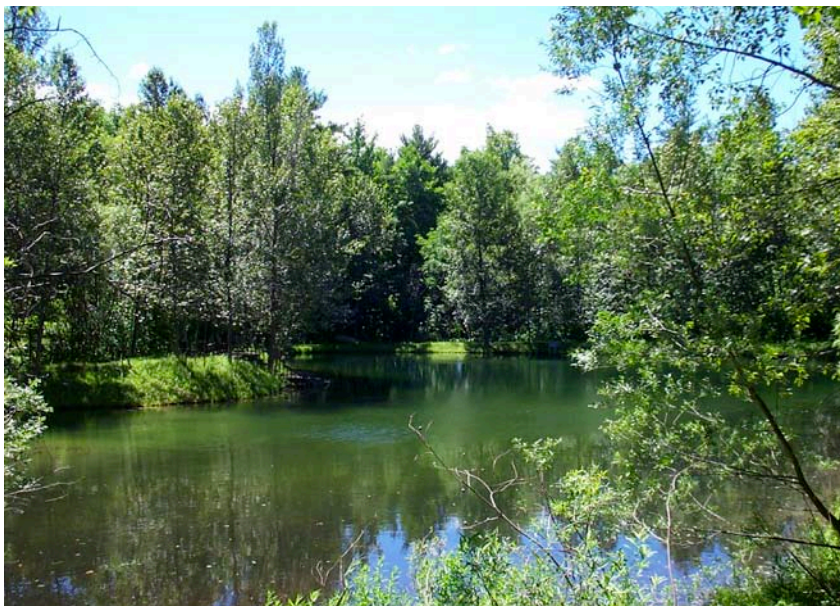


THE PONDS

The property features two man made spring fed ponds.



The large pond (7 acres) is stocked with rainbow trout.



The small pond (2 acres) is home to speckled trout.

WILDLIFE

Wildlife thrives in the rich mix of forest, streams, ponds and fields. Deer and fox sightings are a daily occurrence, wild turkeys visit the fields, and herons nest in the ponds.



RECREATION

Miles of groomed trails traverse the property ideal for year round recreation.



In the summer, tennis, swimming, fishing and hiking and in the winter, cross country skiing, snowshoeing, 'atv'ing



LOCATION

The property is entered via Brooks Lane off Highway #45 just north of Baltimore, Ontario. A County road, Brooks Lane is serviced by the municipality including snow plowing, grading and all maintenance.

Within close proximity to Toronto, it is 10 minutes north of the town of Cobourg and Highway #401 (Trans Canada Highway); 125 kms to Toronto City Hall, an easy 90 minute drive. The completion of the Hwy #407 expansion will further reduce the driving time. Only 15 minutes to the Via rail station with regular service to Toronto, Ottawa and Montreal and 45 minutes to planned new Toronto International Airport in Pickering, Ontario

AMENITIES

In the environs one can find charming historic towns, the Cobourg Yacht Club, world class golf courses, excellent restaurants and St. Anne's Spa just minutes away.

This 400 acre property is unique in that it is made up of four separately titled parcels, allowing for allocation to family members for creation of an extended family compound, or for the sale of portions of the land.

This is a spectacular holding, a magnificent property which offers unlimited outdoor experiences; breathtaking views, ultimate privacy, yet minutes to every convenience and easy access to Toronto.

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