



## Stone House on 60 acres

**Location: New Tecumseth**

**Acreage: 60 acres**

**Price: \$2,750,000.00**

A storybook setting! 10 minutes to Schomberg. An original Ontario stone house with board & batten addition set alongside a spring-fed pond with forested hills and open meadows! A charming 3-bay garage with loft and a century bank barn. This is what you have been waiting for! 60+ acres with miles of trails. Charming 3-bedroom 3 bathroom home with wide-board floors, beamed ceilings and many historic touches.

### The House

The stone house dates to the 1800s and the size and quality of stonework is remarkable. The wide-board floors in the living room are the largest we have ever seen!

The owner retained B. Napier Simpson to carefully restore and expand the stone house in 1970. Napier Simpson was perhaps the most famous architect specializing in historic restoration in Ontario in that era. He was a "Starchitect" before there was such a term!

### Foyer/Porch

**Presented by**

**John Dunlap,**

Broker Of Record

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**Bathrooms : 3**

**Bedrooms : 3**

# MOFFAT DUNLAP

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REAL ESTATE LIMITED

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On the west side of the home is the entry porch which opens into the foyer with coat closet and exposed stone wall.

## **Living Room**

The living room encompasses the entire lower level of the stone home and has views in 3 directions.

## **Kitchen/Dining/Family Room**

Off the living room is the large kitchen/dining and family room with beamed ceiling, fireplace and a walk-out to the deck which overlooks the pond.

On this level is a renovated 3-piece bathroom with large shower.

## **2nd Floor**

On the second floor are 3 further bedrooms and 2 full bathrooms plus several large walk-in closets. The primary bedroom makes up one of these bedrooms and this suite has a walk-in closet and en suite bathroom, fireplace and space for a sitting area. The front bedrooms have wood floors.

## **Lower level**

The partially finished lower level has a recreation room with laminate floor. There is a laundry, storage room and utility room on this level. On the east side of the basement is an orchard door which provides access to ground level.

## **The Property**

The property spans over 60 acres with maintained trails, a pond with dock, a 3-bay garage with loft and a large century old bank barn. The property is on a paved road 10 mins from Hwy 9/27 and just north of Tottenham airport.