



THE CHRIS KELEHER TEAM

Real Estate Done Differently



STUNNING VIEWS

2711 County Road 124, Duntroon

Move into this renovated 4500 square foot home on 81 rolling acres with panoramic views of Georgian Bay, Clearview and the Escarpment and you will never want to leave. The paved drive passes three ponds en route to the house with 3-car garage. Walk through the front door, through a gracious foyer and into the open concept chef's kitchen, living room and dining room with 43 feet of windows showcasing huge views. Main floor master with four piece ensuite, 550 square foot family room, laundry room and large mudroom complete the first floor. The second floor has four bedrooms with walkouts and two baths. The lower walkout level has a 640 square foot gym and spa with sauna, steam room and hot tub with bay views. The barn, built by the current owners, has 5 horse stalls leading out to fenced paddocks, insulated garage with in-floor heat having room for an RV, six cars and a shop, plus a 1500 square foot fully finished upper level with bar, lounge, bedroom and three piece bath. Bring your friends, family and animals to this wonderful estate and love where you live!

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LOCATIONS **NORTH**
BROKERAGE

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2711 COUNTY 124 ROAD
Duntroon, ON L0M 1H0
Simcoe County/Clearview/None

Residential/Single Family/For Sale
Active

Price: \$2,895,000



MLS®#: **129876**
 List Date: **30-May-2018**
 Bedrooms (AG/BG): **5 (5/0)**
 Bathrooms (F/H): **4 (3/1)**

Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **3,500**
 Sq Ft Finished: **4,500**
 Sq Ft Source: **Other**
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **17**
 Recreational: **Yes**

Fronting On: **East**
 Year Built/Desc: **1871/Completed / New**
 Lot Front: **1,411.00**
 Lot Depth: **2,310.00**
 Road Access Fee:
 Lot Size/Acres: **75-99.99 Acres/81.00**

Access: **County Road, Paved Road, Year Round**
 Garage Spaces/Type: **8.0/Attached, Detached**
 Driveway Spaces/Type: **10/Circular, Front Yard, RV / Truck**
Parking/Asphalt
 Waterfront: **No**
 WF Exposure:

Public Remarks: **Renovated 4500 square foot home on 81 rolling acres with panoramic views of Georgian Bay and the Escarpment. A house made for family and entertaining, with open concept chef's kitchen, living room and dining room, 550 square foot family room, main floor master and large mudroom on the first floor, four bedrooms with walkouts and two bathrooms on the second floor and lower walkout level with a luxurious 640 square foot gym and spa (workout then have your choice of sauna, steam room or hot tub with a view!). The barn has 5 horse stalls leading out to fenced paddocks, insulated garage with in-floor heat having room for an RV, six cars and a shop, plus a 1500 square foot fully finished upper level with bar, lounge, bedroom and three piece bath. All of this minutes away from Collingwood and all of the recreational activities the area has to offer! Barn Apartment: Great Room 42'3"x24'9" Bedroom 16'5"x15'5" Bath 3 piece 15'5"x7'8"**

Directions: **Collingwood south on County Rd 124 past 91. House is on your left.**

Interior Features: **Bar Fridge, Gas Stove(s), Gym, Hot Tub, Main Floor Laundry, Sauna, Steam Room, Sump Pump**
 Basement: **Partial Basement/Fully Finished/Walk-Out** Fireplace: **Propane**
 Heat Primary/Sec: **Forced Air-Oil, Propane/Fireplace-Propane, In-Floor**
 HVAC: **None** Foundation: **Poured Concrete, Stone**
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **West** Pool: **None**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Internet High-Speed**
 Topography: **Clear View, Hillside, Sloping** Alternative Power:
 Roofing: **Metal** Yr Roof Replaced:
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**
 Water Treatment: **Reverse Osmosis, UV System, Water Softener**
 Exterior Features: **Deck(s), Lawn Sprinkler System, Patio(s), Year-Round Living**
 Other Structures: **Guest Accommodations, Shed, Workshop, Other (see Remarks)**
 Site Influences: **Hobby Farm, Landscaped, Pond, Skiing, Trails, Water View**
 Schools: **Nottawa Es, CCI**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Garage Door Opener, Hot Tub, Hot Tub Equipment, Window Coverings, Wine Cooler**
 Exclusions: **Beer fridge/taps in barn apartment**

Tax Information

Roll#: **432901000809300** Local Improve Fee/Comments /
 Pin#: **582320102** Zoning: **RES/FRM** Taxes/Year: **\$5,633/2017**
 Assessment \$/Year: **\$1,016,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 24 CON 8 NOTTAWASAGA PT 1 51R29478, EXCEPT SUPERIOR ST PL 62; CLEARVIEW**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	29'2"x13'11"	
Living Room/Dining Room	M	29'2"x12'4"	
Foyer	M	20'10"x7'5"	
Mud Room	M	14'7"x8'5"	
Master Bedroom	M	20'x13'8"	Ensuite
Ensuite	M	12'11"x12'11"	4-Piece, 5+ Piece
Bathroom	M	5'8"x4'9"	2-Piece
Laundry Room	M	10'9"x8'3"	
Family Room	M	23'3"x25'8"	
Bedroom	2	12'9"x13'10"	
Bathroom	2	8'4"x7'1"	3-Piece
Bedroom	2	11'10"x13'10"	
Bedroom	2	14'0"x12'4"	Ensuite
Ensuite	2	7'5"x7'11"	3-Piece
Bedroom	2	14'x13'2"	
Exercise Room	LAG	21'2"x30'4"	Hot Tub
Storage Room	LAG	14'2"x17'11"	