



**MOFFAT DUNLAP**  
REAL ESTATE LIMITED, BROKERAGE



# 1010 Sixteenth Sideroad, King Township

Prime location on the premier Sixteenth Sideroad in King Township. This impressive 8 acre property enjoys total privacy, superb grounds, quiet setting and is only 5 minutes to Yonge Street, shopping, golf and top schools. The long paved gated drive leads to this home with three finished levels, attached 2-car garage, pool, cabana, extensive patios and decks, plus a detached 2-car garage with loft space.

**[www.moffatdunlap.com](http://www.moffatdunlap.com)**





## OPEN CONCEPT KITCHEN & BREAKFAST ROOM

The deluxe Kitchen opens to both the Living Room and the Breakfast Room. Expansive granite counters, top-of-the-line appliances, hardwood floors and custom cabinetry all combine to make this a favorite room in the home. The Breakfast Room has a direct walk-out to the massive deck which overlooks the pool, gardens and grounds. The deck becomes a perfect spot for dining outside in the warmer months.



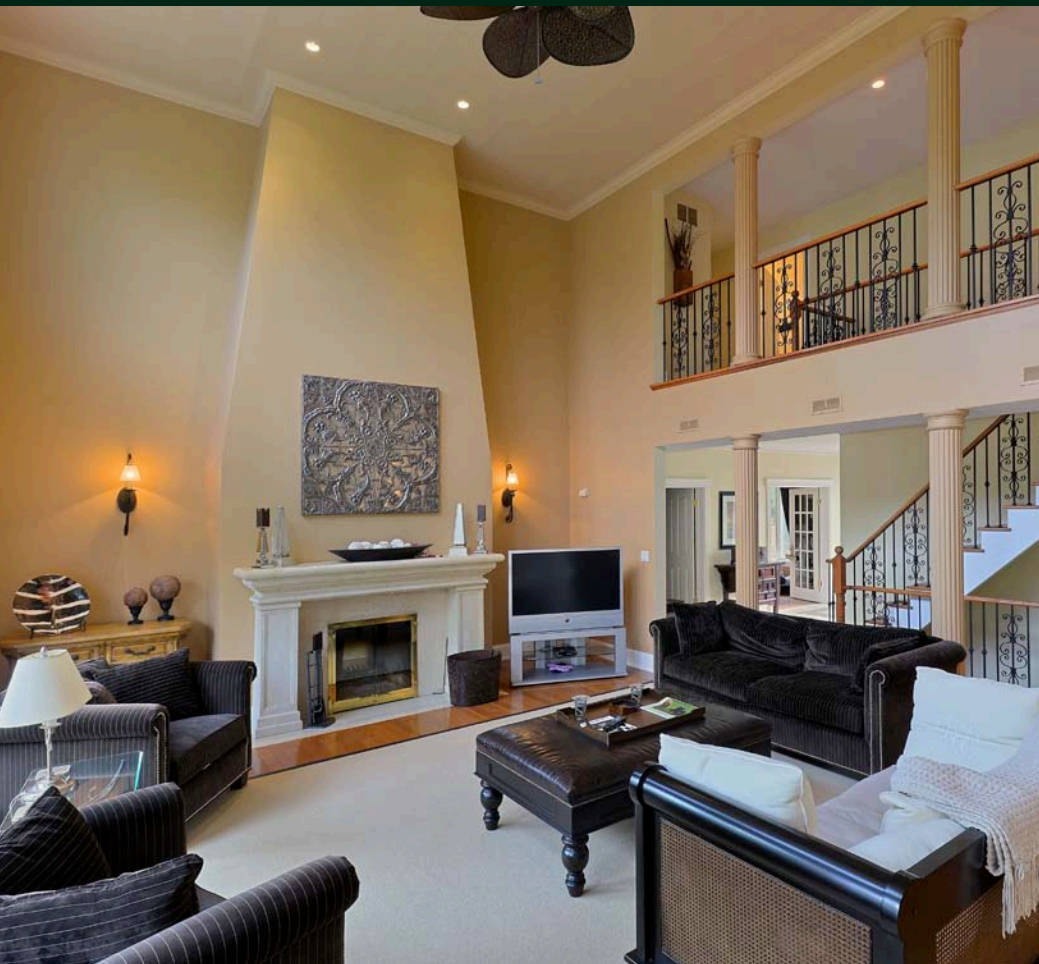






## 2-STOREY LIVING ROOM

Designed on a grand scale, this 2-storey Living Room enjoys peaceful views, a walk-out to the deck and a large fireplace which anchors the east side of the room. The wall of windows floods the entire home with natural sunlight and multiple walk-outs allow for easy access to outdoor living and entertaining spaces.







## DINING ROOM & OFFICE

Along the north side of the home are the owner's Office and the Dining Room. The home office has a gas fireplace and French doors which ensure a comfortable work space. The large Dining Room overlooks the courtyard and can easily accommodate large groups of friends and family.









## MASTER SUITE

The extensive list of features of the Master Suite is impressive and includes a fireplace, vaulted ceiling, walk-in closet, 5-piece en suite and private entrance to the east side of the deck. With all these elements, the main floor Master Suite is another highlight of the home.





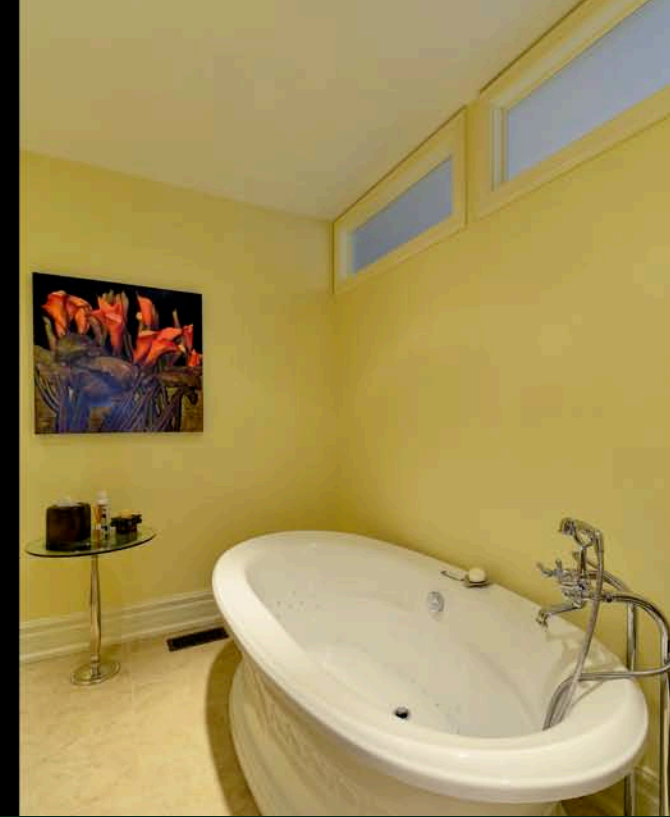




## ADDITIONAL BEDROOMS

The second floor includes a large bedroom suite with private dressing room, 4-piece en suite and lovely views over the pool. Also on this level is another bedroom with walk-in closet, full bathroom and a full-sized laundry room with access to the 3rd floor loft which is currently designed for storage.









## THE WALK-OUT LOWER LEVEL

The finished lower level opens onto the pool area and patio. On this level one finds a large recreation room, wet bar, wine storage room, guest room with en suite bath, pantry plus a massive drive-in workshop/utility room.









## GUEST SUITE

The guest suite enjoys peaceful views over the grounds and pool and has its own 3-piece en suite bathroom.

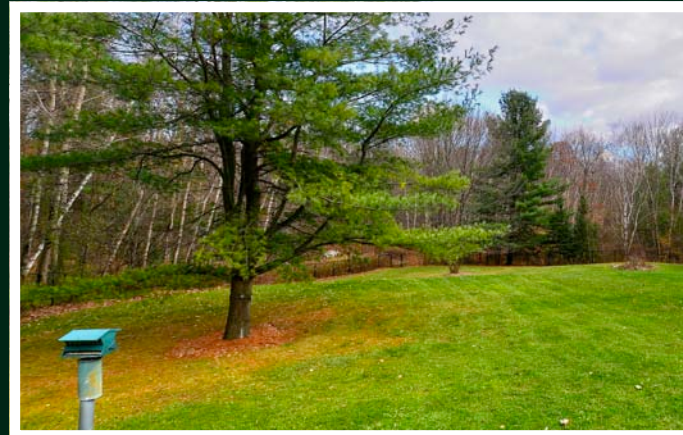




## THE DETACHED COACH HOUSE GARAGE

Designed in the Coach House Style, the detached 2-car garage was recently completed and includes a large loft space plus room for a full workshop. This garage is in addition to the attached 2-car garage on the main house which is accessed by the large Mud Room off the Kitchen.





## THE GROUNDS

Encompassing approximately 8 acres, the property enjoys rolling topography, total privacy, grand forested lands, open lawns plus access to the nearby Oak Ridges Moraine Trail which offers extensive hiking opportunities. The grounds are fenced and the area around the pool has significant hard and soft landscaping which create very peaceful and established grounds for the home. The cabana alongside the pool houses the pool equipment and a change room.

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