



## Caledon Equestrian Estate

**Location: Caledon**

**Acreage: 49 Acres**

**Price: \$5,300,000.00**

### Mountainview Road Farm

Hard to find Caledon horse farm with state-of-the-art horse facilities! This private horse farm has 2 houses, 12-stall main barn plus 4-stall second barn, 80 x 180 ft. indoor arena plus outdoor arena with irrigated footing. The charming main house is a restored Napier Simpson designed 4-bedroom, 2 bath home. In addition, there is a full second home with 2 bedrooms, 2 bathrooms with a full-height basement which could become additional living space. Staff housing is also available on the property. Pool. Tennis. Spring-fed pond. 49 acres.

**Presented by**

**John Dunlap,**

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**Bathrooms : 4**

**Bedrooms : 6**

## The Main House

The house was built around an 1800s restored log home moved from York under the watchful eye of architect B. Napier Simpson. The home has updated bathrooms and kitchen and is filled with charm.

### Kitchen (5.94 x 2.64 m)

The updated country kitchen with centre island has granite counters & is open to the large dining room with fireplace and overlooks the garden and patio.

- Granite counters
- Tiled floor
- Beamed
- Propane fireplace
- Open to Dining Room
- Walk-in pantry
- Extra fridge and freezer

### Dining Room (3.20 x 5.91 m)

The Dining Room can accommodate large numbers of friends and family and is perfectly positioned between the kitchen and family room.

### Family Room (6.09 x 7.92 m)

This room exemplifies the architect, Napier Simpson's signature style. The room with large stone fireplace, over-sized windows is crafted from an early 1800's log home.

- Wideboard floors
- Stone fireplace
- Hand hewn beams
- Front transome door opens to patio
- 6 over 9 windows

### Sun Room (2.74 x 5.18 m)

- Wood floors
- Opens to screened porch

- Hardwood floors
- East and west views
- Updated 3-piece bathroom with glass shower

## Office

- Hardwood floors
- Views over the property

## Second Floor

### Master Bedroom (6.09 x 3.66 m)

- Windows on 3 sides
- Exposed log walls
- Large dressing room

### Master Dressing Room (2.74 x 2.13 m)

- Double closets
- Exposed log wall

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### Bedroom 3 (3.23 x 3.75 m)

- Built-in closet
- 2 double closets
- Exposed log walls

### Bedroom 3 (3.66 x 3.96 m)

- North view
- Double closet

## 5-piece Bathroom

- Over-sized glass shower and soaker tub

## Pool

Alongside the tennis court is the pool and cabana.

## Tennis

- Quick dry surface

## Main Barn

A recently built 12-stall barn with central foyer. This state-of-the-art facility has 2 grooming stalls, 2 wash stalls, washroom, large tack room, office, laundry, feed room and multiple storage rooms. An elegant stable reminiscent of the classic New England barns.

## Indoor Arena

To the east of the main barn is the large (80x180 ft) and bright indoor riding arena with fibre footing. The arena has multiple entrance points and to the west of the building is an electrical hook-up for a camper.

## Irrigated Outdoor Riding Arena

The outdoor ring measures approx. 135 ft x 240 ft and is fully irrigated with fibre footing. This laser leveled riding arena is exceptionally well drained and the irrigation system has an over-sized water storage reservoir.

## Second Barn

An immaculately kept 4-stall stable with heated tack room & plenty of storage space. Direct access to board paddocks. Board and batten exterior with attached equipment storage area/workshop.

- 4 stalls
- Heated tack room with laundry & hot water tank
- Large hayloft

## Second Home

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**Other Details:**

- 12 board paddocks in immaculate condition including several large broodmare paddocks. The paddocks have a series of run-in sheds.
- Staff housing also exists on the farm
- 2 drilled wells plus one artesian well
- Small orchard of organic apple trees
- Long private drive
- Spring fed pond
- 49 acres