



## Original 8th Concession

**Location: King Township**

**Acreage: 98.4 Acres**

**Price: \$10,999,000.00**

**Presented by**

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### Original 8<sup>th</sup> Concession Estate

One of King townships most noted properties! Character filled original brick home with an impressive glass and stone addition overlooking the spectacular gardens, stone waterfall, Marbelite pool and pool house with sauna. 3 car garage, bank barn, second residence and a state-of-the-art cattle barn and machinery buildings which have their own driveway onto the 8<sup>th</sup> Concession Road.

Bathrooms : 4

Bedrooms : 4

### The Property

Large dramatic stones mark the entrance to this 98-acre property on one of the best roads in King. A tree-lined driveway leads to the main residence which is positioned to enjoy the spectacular views over the rolling land and long views. The house is surrounded by stunning perennial gardens, enormous pieces of granite forming many terraces around the home and a relaxing waterfall into the small pond. To the north of the home is a heated 3 car garage. The driveway then leads to the original renovated bank barn and the second residence.

The property is a beautiful mix of farmland, rolling meadows with a large hardwood forest, part of the Happy Forest.

## The Residence

The original brick home was restored and expanded by one of Canada's legendary designers. The main residence makes a wonderful family home and is ideal for entertaining.

### Side entrance

Mud room with stone floors

Numerous cedar lined closets

Stacked old stone wall

A long skylit entrance hall

Powder room

### Primary Bedroom

The main floor primary bedroom was added to the century home and has its own separate wing.

Large walk-in closet

6-piece ensuite with heated floors

Large fireplace in bedroom

Floor-to-ceiling windows and glass door to granite terrace on the east side of the home

Floor-to-ceiling stone wall

Sunroom off of the bedroom makes an ideal exercise studio

The peaceful views from this bedroom suite are superb.

### Kitchen

Pine cabinetry

Granite countertops

Panelled fridge

Overlooks the great room

Located near the kitchen is a large eating area with glass sliding doors providing access to the granite terrace and pool

## Great Room

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An impressive room with perfect scale. The views over the pool, rolling hills and gardens are ever-changing and make this room a favorite in the home.

Floor-to-ceiling stone wall with fireplace

Floor-to-ceiling windows on the east and south walls with views over the waterfall and gardens

Flagstone floors

## Dining room

The dining room feels like walking back in time. The materials and design are a perfect complement to the great room.

Old exterior brick wall on west wall, with north facing windows

Old stone wall

Hemlock flooring

## Living room

Exposed brick wall with north and south windows and fireplace

Floor-to-ceiling windows and glass door to the stone terrace overlooking the pool

Hemlock floors

Front door with historic hardware intact

## Office

The large office is well placed and provides views over the front drive.

## Upper floor

Three bedrooms all with large cedar lined closets and built-ins

Hemlock flooring

4-piece bathroom

## The Pool and Pool house

The pool is fully landscaped and set below the house for privacy.

The newly resurfaced Marbelite pool is surrounded by a flagstone patio

Pool house has washroom, shower and sauna

## The Original Bank Barn

Dating back more than a century, this well-maintain outbuilding can be put to many different uses.

10 stalls

2 grooming stalls

washroom

large open hayloft

water and electricity

## Second Residence

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Board and Batten farmhouse, now divided in two separate apartments

Laundry

Main floor unit has fireplace

Great views to the east and south

East facing deck

With its own entrance the cattle buildings were expertly designed and built for the dairy herd on the farm. These buildings can serve other purposes if a new owner wishes or can produce an income for the property.

State-of-the-art cattle barn, all automated

office

washroom

maintenance free metal exterior

large storage buildings, some heated with concrete floors

## Extra details

2 wells

main residence has efficient Geothermal heating and cooling

Water softener

UV system

Newer composite roof to resemble cedar shakes on main residence and new metal roof installed on primary bedroom wing in 2022

Security system

Leaf filter gutters (2021)

Large garage building

2 driveways

The property benefits from the Farm Class Tax Rate (lower taxes!)

Cattle barn can be repurposed for a large horse stable or an incredible storage building, indoor sports court!

Close to top private schools, the Country Day School, St. Anne's and St. Andrew's College