



Price: \$1,800,000.00	Sale Type:
Status: Active	Occupancy: Owner
Property For: Sale	
Address: 2345 17th Sideroad	
City: King City, Ontario, L&B 1A3	
Legal Descr: East Half of Lot 20 Concession 4, King Township	
District: King - York Region	Age (Yrs): 36 (approx)
Zoning: Rural Residential	SqFt: 3,900 (approx)
Taxes: \$6952	Lot Size: 324+ ft x 1338 ft
Tax Year: 2013	Acreage: 10+ acres
	Side of Road: South
List.Date: Aug 5, 2014	Possession: TBA

Wed Site/Virtual Tour: www.2345the17thKingCity.com
Directions to Property: Second house west of Keele on south side of 17th Sideroad

Bedrooms: 3+1	Exterior: Brick/Stone/ Wood(board&batten)	Fireplace Type: Gas/Wood/Wood Stove
Bathrooms: Full: 3 Half: 2	Roof: Shingles (asphalt)	# of Fireplaces: 3
Amperage: 400 amp service	Foundation: Block	Flooring: Carpet, Ceramic, Hardwood, Laminat
Access: Municipal Road	Basement: Full with Walkout	Services Avail: Hydro, Telephone, Wifi, Satelite TV
Type: Rural Residential	Bsmnt Features: Fully Finished/Kitchen	Doc's Available: Land Survey, Original Home Plans and Shop Plans
Style: Ranch Style Bungalow	Heating: Forced Air Natural Gas, Wood Stove	Pool: NO
Property Size: 10	Fuel - Heating: Natural Gas	Exterior features: Lovely rolling ten acres, glassed upper deck with spectacular view, gas BBQ hookup, 1/2 acre pond, large cabin by pond, covered entrance to home, gables, many large trees, perennial gardens and much more
Building Age: 36	Water Supply: Drilled Well	SiteFeatures: Incredible hilltop view, nearness to city, spring fed pond, pond stock with young rainbow trout, very private, ease of access to towns/city
Construction: Frame	Sewer Type: Septic	
Garage: Detached/Triple/Two level	Rentals: None	
Garage Features: Heated/multi-level/deep	Hot Water Heating: Electric	
Driveway/Parking: Extra large/paved	Indoor Features: High-end builtin appliances, central a/c, central vac, gourmet kitchen (cherry), 2nd kitchen/bar (maple), large windows, hardwood, bathroom in each upper level bdrm, vaulted entrance, private master suite, two laundry facilities, much more	
Spaces: 8+		

Notable: Cambridge 30 asphalt shingles installed 2009 on main house, on garage/shop in 2013	Master Suite: coffee, television & reading space, custom built-in desk with XL top & book shelves, double door walk out. Gas fire place. Walkin closet, fabulous vanity, steam shower, custom glass	Built-in features: television feature in kitchen island, 15' ft custom media/display/library cabinet in living room, coffee centre with water source, side entrance benches
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Shop/Garage: Framed construction with board & batten wood siding	Shop Features: Three over-sized double doors, drive in lower level, extra deep upper level, high efficiency gas furnace, office/other, approx. 2,400 sq/ft upper and lower	Maintained Acres: 6(approx)	Frontage: 324 ft
Flooring: Poured concrete		Pond size(approx): HALF ACRE	Well Dept: 250+ ft
		Bush/field Acres: 3.5(approx)	

Chattels Included: All upper level appliances including Built-in Dishwasher (Miele) & Built-in Microwave, Oven and Range (Viking), Built-in refrigerator (Jennair), Shower Steam unit, side by side washer and dryer (upper level), stacking washer & dryer (lower level), light fixtures including track lighting and exterior lighting, built-in cabinets, central vac, all else TBD

Excluded: Lower level kitchen appliances

General Remarks: Located in the heart of King Township, the home is easy access to the 400 series highways (400 to the west and 404 to the east), there are two exquisite gourmet kitchens, many amenities and upgrades throughout the well planned home. The expansive windows allow for beautiful views of the property that has a 1/2 acre spring fed pond that's home to water lilies, young rainbow trout and two docks. The home is built in the centre of the property and has a sprawling foot print in a most desirable place to live in King. Nearby are excellent private and public schools. With Aurora to the east there is ample shopping and services, but one can be to Toronto within the hour, by car or Go train. Adjacent to the home is a large heated auto storage building which can be utilized as a shop, studio or whatever purpose deemed best. Large trees fill the property along with rolling lawns. A must see home.

Floor	Room	Size	Floor	Room	Size
MAIN LEVEL	LIVING	15.25' X 20.5'	LOWER LEVEL	FAMILY ROOM	14.75' X 19.5'
MAIN LEVEL	KITCHEN	14' X 25.5'	LOWER LEVEL	KITCHEN/BAR	13' X 16'
MAIN LEVEL	POWDER ROOM	2 PIECE	LOWER LEVEL	GAMES RM/BDRM	13.25' X 25.25'
MAIN LEVEL	BEDROOM 1	15.5' X 12.25' (+4 PC WC and 3' X 7' CLOSET)	LOWER LEVEL	POWDER ROOM	2 PIECE
MAIN LEVEL	BEDROOM 2	9.5' X 19.5' (+3 PC WC)	LOWER LEVEL	FREEZER RM	5.5' X 19.5'
MAIN LEVEL	MASTER SUITE	22' X 22.5' (includes WkClist + 7' X 5' WC)	LOWER LEVEL	LAUNDRY/UTLTY	9' X 13.5'
MAIN LEVEL	LAUNDRY	9.5' X 5'	LOWER LEVEL	SHWR/DOGGRM	3' X 5.5'

Seller Name: **BERNARD AND ROSE FACTO** Contact Telephone: **416-606-8349** Fax.Tel.: **905-841-3048**

NOTE: ADDITIONAL INTERIOR AREAS NOT LISTED (i.e foyers, open areas, cantina/cold cellars, closets, etc.)

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.