

# 8471 Sideroad 21 & 22 Nottawasaga, Duntroon, ON

Experience the best of both worlds, where luxurious living meets the tranquility of the countryside in this exceptional 95- acre retreat. Welcome to this stunning, private 4-bedroom home nestled on the Escarpment of Duntroon. This remarkable property offers a harmonious blend of privacy, natural forested beauty and arable farmland. The main residence designed by renowned architect Jim Campbell, is a true showstopper featuring an open concept main floor with three large bedrooms, stained cedar, tongue and groove ceilings, exposed stone walls from the lower to the top floor: and gorgeous hardwood flooring. The open concept living areas seamlessly integrate with the breathtaking surroundings as natural light streams into the living room through floor to ceiling verandah walkout doors. The games room is perfect for entertaining family and friends after hiking your own private trails, cross country skiing at Highlands Nordic Ski Center or playing golf next door at Duntroon Highlands Golf Club— “the Jewel of South Georgian Bay”. Pocket doors with stained glass connect to a lovely main floor office or reading room with fabulous built-in window seating. The home boasts a gourmet custom kitchen with many new appliances and custom built-in cabinetry. Warm up in either the dining room or living room in front of the double side wood burning fireplace (complete with a custom wood elevator!) and looking out at forested views. The cedar stairway with wrought iron railing leads you to a primary retreat where you will wake up to Georgian Bay views with skylights, spa like ensuite, walk-in closet, and your own private deck. On the lower floor you will find a wine cellar, a spacious sauna and a kitchenette leading directly up to the 4-season sunroom allowing for easy BBQ and poolside meal prep and access to the landscaped stone patio. Large 2 car garage with small workshop and adjacent heated storage room provide ample space for your cars and equipment. You will love the attention to detail in this home and the location is top notch. Whether you are unwinding by the saltwater pool, exploring the acres of land, or simply enjoying the serenity of the countryside, this property offers the perfect blend of luxury and rural charm. Minutes to Blue Mountain and Devils Glen Ski Club and some of the best private golf clubs in Ontario such as Osler Brook and the Mad River Golf Club. Access the majestic Bruce Trail and Highlands Nordic Ski tracks from your own backyard. Don't miss out on this 4-season wonderland!!

## ~ MAIN FLOOR ~

### **Dining Room:**

- Open concept
- Double sided wood burning fireplace with insert
- Large windows
- Chandelier

**Living Room:**

- Open concept with cedar tongue and groove ceilings
- Stone wall finishes
- Double sided wood burning fireplace with insert
- Hardwood floors
- Ceiling Fan
- Wall sconces
- Built-in custom planters
- High ceilings (15 ft)
- Built-in TV unit and bookcase
- Floor to ceiling glass walkout to covered porch
- Access to Covered veranda tile (maple stone marble Weatherdeck)
- Beautiful stained glass pocket doors to games room

**Games Room:**

- Wainscotting
- Hardwood floors
- Large windows with views
- Beautiful stained glass pocket doors open to office/den
- Pool table and accessories

**Office:**

- Broadloom
- Built-in window seat with cushions and storage
- Sconce lighting
- Wood paneling
- Textured ceilings
- Bay windows

**Kitchen:**

- Custom kitchen
- Dishwasher: black stainless-steel KitchenAid (2023)
- Oven/microwave: SMEG (2023)
- Electric oven (VIKING Range) 2023
- JennAir induction cooktop (2023)
- Built-in sub-zero fridge and freezer with ice maker
- Built-in desk
- Pantry with stained glass door
- Tile floor
- Quartz countertops
- Pendant lighting

**3-Piece Bathroom:**

- 3-piece with shower
- Tiled floor
- Built-in cabinets
- Glass block to let natural light filter in
- Oak doors

**2<sup>nd</sup> Bedroom (closest to bathroom) :**

- Windows – forest view
- Wide plank hardwood flooring with wide custom wood baseboard
- Textured ceiling
- Large cedar lined closet with mirrors

**3<sup>rd</sup> Bedroom:**

- Windows
- Textured ceiling
- Custom blinds
- Large cedar lined closet
- Wide plank hardwood flooring with wide custom wood baseboard

#### **4<sup>th</sup> Bedroom:**

- Windows
- Textured ceiling
- Custom blinds
- Large cedar lined closet
- Wide plank hardwood flooring with wide custom wood baseboard

#### **Laundry:**

- Built-in cabinetry with hanging racks
- Built-in ironing board
- Laundry sink
- Laundry chute
- Kenmore dryer
- Whirlpool washer (front loading, top loading)
- Tile floor

#### **Sunroom:**

- High ceilings
- Terracotta flooring
- Wall lighting
- Floor to ceiling windows overlooking pool and gardens
- Custom oversized Accoya pine doors (2023) leading to stone patio and pool area
- Walk up to main level or down to lower level

#### **Mud Room:**

- Side entry with custom Accoya Pine door (2023)
- Built-in sitting area with built-in storage
- Deep cedar closet with mirrored doors

\*Baseboard throughout (excluding lower floor) is custom made 10" knotty pine

\*Ceilings predominantly are tongue and groove cedar.

\*Douglas fir stairwell with wrought iron railing from lower floor to top floor

## **-THIRD FLOOR -**

### **Primary Bedroom and Retreat:**

- 2 skylights
- Primary bedroom opens to lovely outdoor deck overlooking garden
- Wide plank hardwood flooring
- Electric fireplace
- Walk-in closet with built-in shelving and access to ensuite
- Custom privacy blinds
- Stonewalls
- Views of Georgian Bay

### **Ensuite Washroom:**

- Windows
- 5-piece
- Shower with glass door
- Jacuzzi bath
- Bidet
- His and Hers sinks
- Tile flooring

## **- LOWER FLOOR -**

### **Entrance:**

- Entry to wood storage room with wood elevator
- Northern Comfort (TruTech) security interior/exterior doors
- Double door hall closet
- Terracotta flooring
- Stained glass window

### **3-Piece Bathroom:**

- Oak door
- 3-piece with shower
- Tile flooring

**Wine Room:**

- Custom pine Tuscan style door
- Stone wall finishes
- Built-in shelving for wine
- Cork floors

**Kitchenette:**

- Cork Floors
- Stove
- Fridge

**Sauna:**

- Dry sauna
- 2 levels of seating
- Glass block for natural light

\*Stairwell to the main floor: Douglas fir stairway with wrought iron railing

**Utility Room:**

- 200 amp
- Water softener and UV water purifier
- Reverse osmosis water system
- Geothermal
- Central vacuum
- Frigidaire stand up freezer

**Garage:**

- Extra-large 2 car with remote
- Poured cement
- Small workshop area

**Storage Room:**

- Heated storage room next to garage
- Well insulated

**Pool and Cabana:**

- Gulf Shore 18 x 36 fiberglass pool
- Typhoon water slide
- New heat pump (2020)
- New salt cell (2021)
- Built-in seating in shallow end of pool (3ft/5'10)
- Custom built pool house/cabana with cabinetry and bar fridge and change room
- Solar built-in pool cover

**~ ADDITIONAL EXTERIOR INFORMATION ~**

- Steel roof installed May/09 KasselWood "Copper Penny"
- Custom stonework landscaping throughout property
- Perennial gardens throughout
- Fire pit
- Trails lead up to farmland, Bruce Trail and Highlands Nordic
- Circular driveway with lighting
- Approximately 50 acres currently farmed by local farmer
- 14 acres managed under Conservation Land Tax Incentive Program

**~ UTILITIES ~****Water:**

- Dug well with new pump
- Hot water tank rental: \$64.50 quarterly

**Heating and Cooling:**

- Geothermal ground source heat pump
- Furnace (2009)

**Hydro:** Equal billing (\$503.00 monthly)

**Septic:** (2004)

- OTHER PERTINENT INFORMATION -

**Taxes:** \$5,166.21 (2023)

**Legal Description:**

**Possession:** Flexible

**Included In the Purchase Price:** All appliances, window dressings, pool accessories and equipment, ceiling fans and light fixtures, downstairs stand up freezer, sauna and equipment, wood and wood dumbwaiter, electric fireplace in primary, bar fridge in cabana

**Excluded From the Purchase Price:** Golf cart, propane tank (this is for the cottage)

Proudly offered at:

**\$3,200,000**

*For further information please contact:*



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INTERNATIONAL REALTY

**Elliston & Smith Team**

**ellistonandsmithteam@sothebysrealty.ca**

**KATRINA ELLISTON\***

**c: 705.309.5564**

**VALERIE SMITH\***

**c: 416.274.6571**