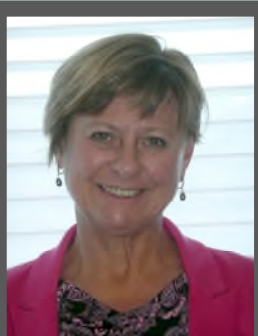


Presenting:

477146 3rd Line, Melancthon



A Georgian Manor Home  
of Flemish Bond Brick  
Privately set on 1.91 Acres  
4 Bedrooms, 3.5 Bathrooms



**Sharon Grant**

*Sales Representative*

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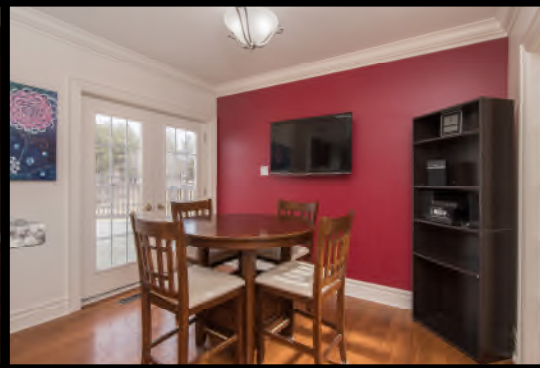
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**2017 DIAMOND AWARD WINNER-TOP 3% OF SALES REPS**



# *Kitchen and Breakfast Room*

- Custom wood kitchen with built-in stainless steel appliances
- Carved, coffered ceiling with pot lights
- Ceramic floor & tumbled stone backsplash
- Granite countertops & centre island with storage drawers
- Some decorative cupboard glass fronts, 21 drawers in all
- Wall pantry
- Built-in wall oven & microwave, induction heating cooktop, french door style fridge
- Kidney shaped pull-outs in corner cabinet; pull out tray under sink
- Breakfast bar open to casual dining room
- Pendulum lights overhang bar
- Breakfast Room
- Breakfast room has hardwood floor
- Walk-out through french doors to deck
- Pocket doors with bevelled glass in between breakfast room & foyer
- A wonderful casual family gathering area







## **Dining Room**

- Formal Dining Room
- Coffered Ceiling
- Hardwood Floor
- Tall South Facing Bay Window
- Double French Doors to Foyer
- Pocket Doors with Bevelled Glass to Kitchen
- Classic Chandelier

## **Entrance & Foyer**

- Front entrance has transom & side lights, door lock imported from England & limestone floor
- Brightly lit 2 Storey foyer features chandelier at top, hardwood floor, gracious wood stairs to 2nd floor with white pickets & risers



# Other Main Floor Rooms

## Formal Living Room

Spacious, excellent space for entertaining  
Coffered Ceiling, Pot Lights, Hardwood Floor  
Multitude of Windows  
Double French Door Entrance

## Study (Office)

Across hall from living room  
Coffered ceiling, hardwood floor  
Bay window, french door entry

## Den or Family Room

Hardwood floor, crown moulding  
Could function as a main floor bedroom or guest room should the need arise





## *Master Bedroom*

- Double Entrance Doors
- Hardwood Floors
- 3 Windows
- 2 Chandeliers
- Walk-in Closet
- Coffered Ceiling
- Extra large room—space for sitting area, dressing table or writing desk
- Attached ensuite bathroom

## *Ensuite Bathroom*

- 4 piece ensuite bathroom
- Wainscoting, ceramic tile floor.
- Furniture style vanity with granite top
- Oversized stand-up shower with glass door, bench, 2 taps
- Soaker tub with windows above
- Crown moulding



## *Upper Level*

- 4 good sized bedrooms
- All bedrooms have hardwood floors
- One bedroom has built-in drawers & cabinets beside the closet
- All bedrooms have good sized windows
- Family Bathroom has vanity, bathtub/shower combination & toilet with window above
- Laundry conveniently located here on 2nd floor
- Front loading washer & dryer with laundry sink
- Built-in shelves, racks, cupboards & broom closet
- Ceramic floor in laundry



# Ground Floor Utility Rooms and Walk-out Basement



- Entrance from triple car garage to large mudroom
- Mudroom, adjacent to kitchen, has convenient powder room, ceramic floor, double closet & exit to deck
- Also included in area is a small appliance closet—keep the food processor, waffle iron & other small accessories here, along with food items if wanted
- On the ground floor as well is a 3 piece washroom including walk-in glassed shower, vanity & toilet—great for the overnight guests or just for the extra family bathroom
- The older basement in this home holds the utilities—the furnace, the water heater, the HRV, etc.
- The newer basement addition walks out the the backyard & is a very large room that is insulated, with electrical, ready to complete—games room, teen retreat or bachelor apartment are possibilities







## The Way We Were 1993

### *Location*

7 Minutes to Shelburne  
25 Minutes to Orangeville  
Hiking, golfing, skiing, fishing  
all close by  
Set on paved road with long  
driveway for privacy

### *Schools*

- J to 8 - Primrose Elementary
- 9 to 12 - Centre Dufferin High
- J to 8 - St Benedict (Orangeville)
- 9 to 12 Robert F Hall (Caledon)

Students are bused to all schools



## Property Utilities

Lot Size:	1.91 Acres (300' x 274.08')
2017 Property Taxes:	\$4,187.61
Heating:	Forced Air Propane installed 2015
Drinking Water:	Drilled Well (Located in SW Corner Garage)
Sewage:	Septic System

- Pella Windows Throughout
- Fenced Dog Run off Deck, accessed from any of the walk-outs
- Central Vacuum System
- Triple Car Garage with Electric Openers
- Walk-out Basement Addition insulated & electrical installed
- Original Home Built in 1910 with addition and renovations all completed since 1993 by a Master Carpenter using top quality finishes, luxury features & unsurpassed workmanship
- Home is now in the style of a Georgian Manor House, with exterior of Flemish Bond Brick

## Inclusions and Exclusions:

**Include:** all light fixtures, window blinds, bathroom mirrors, 3 linen closets, automatic garage door openers & remotes, generator panel, stainless steel french door style fridge, built-in microwave oven, wall oven, & induction heat cooktop, white front loading washer & dryer

**Exclude:** white fridge & little freezer in mudroom, white cupboards in basement & garage, sheers in living room & study. Propane tank is a rental.



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