



The Ridge, 17480 Dufferin

Location: King

Acreage: 15 acres

Price: \$3,750,000.00

Presented by

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A hidden property in King Township with amazing views over the hills of the protected Joker's Hill. Up a long gated and paved drive sits this impressive west coast inspired home which was designed by the noted architect Gordon Ridgely. The views across the valley are breathtaking. The lands include over 15 acres of mature woodlands, gardens, lawns with seating terraces and a pool with waterfall plus cabana. This light-filled 4-bedroom home was designed to capture the vast views from this hilltop site. 2-car garage plus detached workshop.

The Home

The site for this modernist home is irreplaceable. The home takes advantage of the setting with superb views and offers a full walk-out lower level.

Entrance

The front entrance has impressive cut stone landscaping and lush gardens which continue around the home. The dramatic 2-storey window floods the foyer and main staircase with light.

Main level

Bathrooms : 3

Bedrooms : 4

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The main level includes a dramatic 2-storey living room which is the focal point of the home. The living room has massive showcase windows, built-in cabinetry and is wired for sound. There are multiple seating areas in the living room including 2 club chairs which are great for a morning coffee. Off this main living room is the kitchen with breakfast bar, dining room, sunroom, laundry, pantry, bathroom and a main floor office with walk-out to the grounds. This office can become a main floor bedroom if desired. Superb custom millwork in all bathrooms, laundry room and great room. Loads of storage in dining room and primary bedroom.

Second Floor

The open staircase leads to the second floor with primary bedroom suite and two more bedrooms. The primary bedroom suite has closets with organizers and a deluxe 5-piece en suite bathroom with soaker tub and glass shower. As expected, the views from all bedrooms are impressive. Across the landing from the primary bedroom are the 2nd and 3rd bedrooms which share a renovated 4-piece bathroom. One of the bedrooms is currently used as a 2nd office.

Ground Floor

The ground floor provides access to the 2-car garage and is finished with a large family room with over-sized windows and a walk-out the yard. The ground floor has a mud room with dog shower and door to outside plus a large walk-in cedar closet. The family room has a high-efficiency woodstove manufactured in Sweden. Off the living room is also a large utility room with workbench and a garden room.

The Decks and Terraces

Off the main floor is a large composite deck with glass panels and awning for shade. This deck opens onto the pool area. Surrounding the pool are several large patio areas which offer seating and an additional dining area. The views from all the decks and terraces make you feel like you are at a relaxing cottage.

The Location

The property is well located in a prime area of King Township on Dufferin Street near the vast Joker's Hill nature reserve which is stewarded by the University of Toronto. The property is within 10 minutes of top schools, Yonge Street & Highway 400. Enjoy country living and yet be minutes from all town amenities. The property is surrounded by significant country estates many which have been held for generations by the same owners.

The Trails

The property has its own network of named trails which meander throughout the property. The trails cross the ridge and wind through the forest lands with several lookout points.

Other Details

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- Galvalume metal roof
- 2024 annual property tax: \$4056.69
- Updated forced air propane heating system plus central air conditioning
- Serviced by deep drilled well and septic
- Well ID 6917948 shows 5 gallons per minute flow rate and a depth of approx. 275 ft
- Long winding paved drive with gated entrance
- Wired for generator
- Pool and hot tub built by Riptide Pools
- Cabana with change room and equipment room
- Extensive hiking trails
- The valleys and vistas on this prime King property are magnificent
- The Point Lookout is a favorite spot to sit in the Muskoka chairs and take in the view
- Surveys available
- Starlink highspeed internet. Fibre internet at road.
- Electronic gate
- Irrigation line for garden at the Lookout Point
- Central Vacuum