



Renovated Vandorf

Location: Whitchurch-Stouffville

Acreage: 10 Acres

Price: \$3,450,000.00

Prime 10-acre property on Vandorf Sideroad! This immaculately renovated 4-bedroom home is privately sited on the prestigious Vandorf Sideroad. The long tree-lined driveway with circular drive leads to this 2-storey home which has a walk-out basement. The property includes a renovated outbuilding which is currently used as a 3-stall stable, but it could be a changed into a yoga studio, private office, recreation building, etc. The property has a meandering stream, lush gardens, rolling lawns, mature woods and large open pasture lands. Come see for yourself!

The Home

The peaceful setting and pride of ownership are immediately evident when you enter this 4 bedroom/4 bathroom home.

Main Floor

The main floor has a large office, great room with vaulted ceiling, main floor laundry, and a renovated open concept kitchen and dining area. Alongside the dining room is a charming living room with fieldstone fireplace plus a walk-out to the large 3-season sunroom with vaulted ceiling. Each sun-filled room has peaceful views over the property. Come enjoy country living and yet be close to all amenities.

Second Floor

Presented by

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Broker Of Record

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Bathrooms : 4

Bedrooms : 4

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Upstairs in this home is the large primary suite with a renovated en suite bathroom and closet with closet organizers plus 3 additional bedrooms and a 4-piece bathroom. The 4th bedroom is currently used as an additional home office now that everyone needs space for work-at-home Zoom calls. The internet is lightning fast! All the bedrooms are sun-filled and have views over the property.

Walk-out Lower Level

The walk-out lower level has a recreation room, large workshop and several storage rooms which are always useful on a country property.

The Outbuildings

This property has several outbuildings including a driveshed, a garden shed for additional storage and a large 3-stall stable with power and water. The updated barn with full loft could easily be repurposed into a recreation/hobby building, yoga studio, or large private office.

The Property

The property is very well cared for with low-maintenance colourful gardens, extensive stone landscaping around the house, a long-tree-lined driveway and multiple fenced paddocks. The decks and porches around the home are the perfect place to enjoy the views! Just off the back deck and sunroom is a hot tub – you will feel like you are at a cottage!

Additional Details:

- Highly efficient Geothermal heating and cooling
- Survey available
- Serviced by private well and septic. Septic to north of home.
- 2 bridges across the stream
- Back-up generator
- Low-maintenance decking
- Recently resurfaced lighted driveway
- Convenient access to Highway 404, Go Train, Aurora, Stouffville, Markham
- 10 acres
- Taxes \$7,986.95 (2024)
- Highly efficient house, \$287 per month on average for heating/cooling/electricity
- New septic system (2018 - receipt available)
- Septic pumped out (2024 - receipt available)
- UV and water filtration system fully serviced (2024)
- Water test result available (August 2024)
- High speed fibre internet service