



## Windways Farm, King

**Location: King Township**

**Price: \$3,699,000.00**

Perfectly situated horse farm in the heart of King horse country. 5 minutes to Aurora, King City, top schools and other amenities. Rolling paddocks, sand ring, indoor arena, viewing lounge, 3 barns. 4+ bedroom main residence, renovated 2 bedroom manager's house, staff apartment. Frontage on both Dufferin St and Mulock Sdrd. Paved gated drive and paved road frontage on both Dufferin St and Mulock Sideroad.

### Main Barn

The hip-roof barn was built by Proplan Builders with long centre aisle and 6 gables for maximum ventilation

**Presented by**

**John Dunlap,**

Broker Of Record

Phone: 647-280-7430

[john.dunlap@moffatdunlap.com](mailto:john.dunlap@moffatdunlap.com)

**Murray Snider,**

Sales Representative

Phone: 905-841-7430

[murray.snider@moffatdunlap.com](mailto:murray.snider@moffatdunlap.com)

# MOFFAT DUNLAP

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## REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage - 16630 Dufferin Street, King City, ON L7B 1K5. - Tel: 905-841-7430 - info@moffatdunlap.com - www.moffatdunlap.com

- 26 stalls (12' x 12') with runner mats including several over-sized broodmare stalls
- Feed room
- Automatic water
- Wash stall
- Washroom
- Laundry Room
- Expansive hay loft with workshop space
- Ventilation fans

### The New Barn

Running alongside the arena is the "New Barn" with additional stalls, wash rack and laundry. All stalls face exterior wall with extensive windows and great southerly exposure.

- 12 stalls
- Wash rack
- Laundry
- Easy-to-clean windows
- Automatic water in stalls

### Broodmare Barn

- 10 stalls
- Convenient access to all paddocks
- A great barn for isolation or for mares and foals

### Arena

- 60' x 168'
- 18 foot heated viewing room
- 1 bedroom apartment

### Outdoor Ring

- Double clean brick sand footing
- Elevated position offers great views over the countryside

### Manager's House

Located near the gate is the newly renovated 2 bedroom Manager's house. Open concept living and dining space. 4 piece bathroom plus laundry. Lovely views over the rolling paddocks. Updated roof by Boston Roofing. The extensive renovation included new windows, new siding, and a completely new layout, including new kitchen with granite counters.

### MAIN HOUSE

The main house is accessed via a long paved drive and is perfectly sited to advantage of the distant views over the King hills. There are multiple outdoor sitting areas to enjoy. Family friendly interior layout with 9 foot ceilings and 5 bedrooms on second floor.

### Mudroom

- Pot lights
- Heated floor
- 4 double closets

### Sports Equipment Room

- Kitchen/Family Room combined
- Walk-out to deck
- Breakfast bar
- Direct access to the Dining Room
- Breakfast bar
- Antique brick fireplace
- Pot lights
- Beech floors
- Walk-out to deck

## Walk-in Pantry

- 2nd oven
- 2nd fridge
- Ample storage space

## Main floor Laundry

- Washer and dryer
- Laundry sink

## Family Room

- Beech floors
- Walk-out to covered porch

## Dining Room

- Oak floors
- West view

## Living Room

- Oak floor
- Fireplace
- French doors
- West views

2-piece bathroom

## Office

- Hardwood oak floors
- 2 windows
- North views

## Master Bedroom

A lovely room in the southwest of the home. Superb views across the farm and distant views over the surrounding hills.

- Walk-in closet
- 4-piece en suite bath

## Bedroom 2

- 3 windows
- Double closet

## **Bedroom 4 & 5**

- A large space 2 separate sleeping areas.
- 4-piece bath

## **Basement**

The basement has several storage rooms plus a large Rec Room with tiled floor

## **Detached Garage**

- Constructed in 2002
- 2 large interior parking spaces plus 3rd carport space for oversized vehicle.

## **OTHER DETAILS**

- Propane heating for Main Residence
- Culligan water conditioning equipment
- Back-up Generators for Main Barn and Main House
- Over 2000 ft. of Invisible Fence keeps dogs out of paddocks and away from public roads
- Extensive paved road network around the property
- 14 paddocks - including 2 round pens
- All oak board fencing
- Well - 2 drilled wells on the property
- Power service for main house from Dufferin Street
- Stable complex power is serviced from 19th Sideroad
- Main house roof is approx. 7 years old
- Septics and fireplaces have been regularly serviced
- Extensive back-up water storage system