



**moffat
dunlap**

REALTOR
BROKERAGE

Stone House, Mono

Acreage: 6.03 Acres

Price: \$1,249,999.00

248067 5 Sideroad

Mono, Ontario

L9W 6K9

Presented by

Nik Bonellos,

Sales Representative

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Bathrooms : 4

Bedrooms : 3

MOFFAT DUNLAP

REAL ESTATE LIMITED

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Adjacent to Hockley Valley, this home started life as a schoolhouse, constructed of granite and fieldstone, built in 1866. In 2003, an addition consisting of an entrance hall, 3 bedrooms, 3 bathrooms, a basement and a 2 car garage was added, beautifully constructed of board and batten. The schoolhouse itself includes the open concept kitchen, a pantry (the original cloakroom), a 2 piece washroom, a 12 foot by 20 foot loft and the great room, measuring 17 feet by 20 feet and including a floor to ceiling brick wood-burning fireplace. The upper walls in the great room are clad in pressed tin and 2 blackboards are still in place, all part of the original schoolhouse, with its 13 foot high ceiling. All this sits on a 5.95 acre property offering trails and forest.

Kitchen

Country kitchen, with maple cabinetry with custom countertops, modern, Elmira-style stove

Office

Former cloakroom of the schoolhouse has been converted to a functional office with outside access

Loft

240 sq. ft. of space that can be added library space or guest suite

Family room

Adjoining room with a lovely west facing walk out deck area adjacent to the tranquil spring-like pond

Master bedroom

Vaulted ceiling with spacious en suite with Victorian clawfoot bathtub

Second Master bedroom

Vaulted ceiling, en suite with shower

Lower bedroom

Can easily be converted into a spacious office or home gym

Grounds

Situated on the south side ridge of Hockley Valley with northern views. Extensive walking trails through open field and trees. Thoughtfully positioned to the west of the side lawn is the saltwater pool with calming waterfall and ample patio space for any social event.

Workshop

Floor space of 300+ sq. ft. that is currently used for wood working that can easily be converted to a home office.