

Designed with intention, built for connection.

Nestled within 98 acres of picturesque countryside, this stunning residence seamlessly blends contemporary architecture with natural surroundings. Designed to bring the outdoors in, the home features expansive retractable glazing, warm wood and stone elements, and thoughtfully curated details that create an inviting yet modern retreat.



PROPERTY FEATURES

- **Size & Location:** 8,500 square feet on two levels, privately situated along a century-old laneway.
- **Bedrooms:** 5 bedrooms, including a primary suite, three children's bedrooms (with a secret passage-way/loft), and a lower-level nanny/in-law suite.
- **Bathrooms:** 5.5 bathrooms featuring Vola fixtures, Wet Style tubs and sinks, and wall-hung toilets.
- **Primary Bath:** Luxurious wet room with ceiling-mounted shower tiles and a freestanding tub.
- **Living Spaces:** Open-concept kitchen, dining, and living rooms with 15-foot ceilings.
- **Lower-Level Features:** Mudroom, workshop, multipurpose room, nanny/in-law suite, 2-car garage, storage room, and an infrared sauna.

ENERGY EFFICIENCY & SUSTAINABILITY

- Doepfner windows, manufactured in Germany.
- 6-zone radiant floor heating and central air via two geothermal pumps (Next Energy Geothermal Solution & Climate Master Furnace).
- Rheem Pro self-cleaning water heaters (2), H2Pro submersible pump, and Vanee ventilation system.
- Entire house is powered by a propane backup GENERAC generator with an automatic transfer switch.
- State-of-the-art ECOFLO septic system managed annually by Premier Tech Water & Environment.

LAND & CONSERVATION

- Over 9 years of chemical-free, organic, arable farm fields (hay) managed by a local farmer.
- Approximately 40 acres of CVC 'Managed Forest' with 1,500+ trees planted in 2024 to enhance hedge rows and reforest parts of the property.
- A small wetland area on the south end of the property.
- 40-ft heated rectangular swimming pool.
- Organic raised vegetable and herb garden beds and acres of groomed hiking trails.

TECHNOLOGY & CONVENIENCE

- State-of-the-art Honeywell ADEMCO VISTA Series Security System.
- Primary bedroom remote-controlled blinds.
- Central Vacuum System.
- Roughed in propane line for expansion if needed (gas fireplace, cooking).
- Miele microwave, oven combo, and new dishwasher.
- Thermador fridge & freezer.