

Welcome to 20226 Kennedy Road...

Nestled in the rolling hills of Caledon...



Fabulous Custom Built 2,591 square feet Country Residence (1995) is nestled on 10 acres offering beautiful country Views from all windows; or sit back and take in the Picture Perfect views in all Seasons from the two Level glass railed Decks; or go exploring our very own nature trails... Just Imagine...Fabulous Country Location.... Conveniently located close to Highway 10 and only minutes to Orangeville and Brampton...

***Mark &
Diana McLean***



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Beautifully set back from the road, long paved Driveway brings you to an abundance of mature trees (approximately 2500 trees have been planted over the last 10 years), attractive Stone edged Garden beds, Double Garage, Interlocking Walkways... Continues to the private backyard of this elegant country home to spacious Decks...one Walk Out from the Main Level and the second from the Upper Level both beautifully enhanced with upscale glass railings that provide unobstructed stunning views year round of beautifully treed Meadows...

The Front Entrance is enhanced with two Side Panels accenting the Front Door that opens to an elegant dark toned Hardwood Staircase to the Upper Level enhanced with black Wrought Iron Spindles, Pot Lighting, Ceramic Floors and a Double Closet... Additionally complementing the Foyer/Hallway is the unique Staircase design to the Lower Level... an impressive unique open spiral Hardwood Staircase... both create an impressive entrance to this Country Home.



The Living Room is sun filled and can boast having some of the best views of the property from the Main Level... two very sizable well placed Feature Windows, accented with California Shutters, (one facing south and the other west) beautifully complement the design...

Lovely Bevelled Glass French Doors open to the Formal Dining Room designed with multiple Windows, accented with California Shutters, providing stunning countryside views, the lovely Wood Mantle/Surround Fireplace with an electric insert complete the elegant ambience. The neutral coloured Broadloom beautifully continues into the adjacent Living Room also enhanced with a set of Bevelled Glass French Doors.





Fabulous Sunken Country Kitchen is absolutely perfect for Entertaining... It has been beautifully designed with an of abundance raised panel Oak Cabinetry with Crown accent; Double Pantry; Stainless Steel Sinks; Pot Lighting, Built in Dishwasher; Microwave Shelf and the lovely warm toned Hardwood Floors continue into the family size Breakfast area boasting a large feature Window with California Shutters, a cozy Window Seat and a Brick Fireplace with a Wood Mantle.

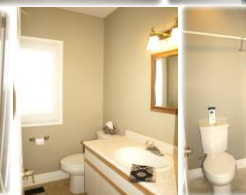
Additionally, conveniently located on the Main Level off the Kitchen through a French Door is the Rear Hallway that provides direct access to the Double Garage, Coat Closet, Laundry Area with built in overhead Cabinets, a 2 Piece Powder Room, sizable Home Office with Pot Lighting and a single door exiting to the rear Deck and Backyard.



The Den provides a great area to sit back and relax and enjoy the peacefulness of country living... This room features two sets of French Doors... one to the Living Room and the other to the main Hallway... but best of all it features a Walk Out to the country size Deck with Glass Railing... and only just steps away from the Interlocking Patio... Picture Perfect area for all the family and friends to enjoy...



The Upper Level Hallway features neutral coloured Broadloom that beautifully flows into all Four Bedrooms... The Master Bedroom boasts a double Door Entry, His and Her Closets, large Feature Window and a private two room 5 Piece Ensuite with Two Sinks, Soaker Tub and a Double Built In Closet. The 2nd and 3 Bedroom are both ample in size, have Built in Closet and stunning country views... one enjoys a Sunken Design... The 4th Bedroom/or Upper Den is designed with a Built In Closet and a French Door Walk Out to a spacious Upper Deck enhanced with Glass Railing and views that take your eye on a journey over the whole property and has been designed with its own exterior Staircase to the Ground Level. Additionally, on this level are a Linen Closet and the Main 5 Piece Washroom also with Soaker Tub and a two room design.



Measurements are Approximate (Feet) – Buyer/Agent to verify all Information and Measurements.

| | | | | |
|--|------------------------------|---------------|-----------|---|
| Living Room | Main | 16.80 x 13.02 | Broadloom | 2 Feature Windows, French Doors |
| Dining Room | Main | 17.16 x 14.76 | Broadloom | Multiple Windows, Fireplace |
| Eat In Kitchen | Main | 24.02 x 11.52 | Hardwood | Breakfast Area, Window Seat |
| Family Room | Main | 12.01 x 11.32 | Broadloom | Walk Out to Deck |
| Office | Main | 12.24 x 11.02 | Broadloom | |
| Access to Garage, 2 Piece Powder Room, Coat Closet, Laundry Facilities, Direct Access to Rear Deck | | | | |
| Master Bedroom | 2 nd | 15.65 x 15.16 | Broadloom | His/Her Closets, 5 Pc Ensuite |
| 2 nd Bedroom | 2 nd | 10.24 x 13.58 | Broadloom | Built In Closet |
| 3 rd Bedroom | 2 nd | 14.50 x 11.48 | Broadloom | Walk Out to 2 nd Level Deck |
| 4 th Bedroom | 2 nd | 10.50 x 10.50 | Broadloom | Sunken |
| 5 Piece Washroom, Linen Closet | | | | |
| Recreation/Games Room | Lower | 25.82 x 26.48 | Laminate | Wet Bar, Coffered Ceiling, Pot Lighting |
| 2 Piece Powder Room, Storage Area, Utilities/Storage and Private Lower Level Exterior Entrance. | | | | |
| Property Size: | 437.93 x 877 Feet (10 Acres) | | | |
| Property Taxes: | \$6,378.19/2013 | | | |

The Lower Level is open to the Main Level Hallway and is accessed by the unique Circular Hardwood Staircase with decor spindles... The view is impressive... The large custom Built Wet Bar is an Entertainer's Dream accented with Ceramic Floors, eye catching arched Niches with custom Wine Racks, an abundance of Cabinetry... the Recreation area is spacious, enjoys a Coffered Ceiling with Oak accents, Pot Lighting, warm toned Laminate Floors, Stone Wall Accents and is designed to offer fabulous sized Seating and Games areas. The Lower Hallway has also been enhanced with impressive Solid Oak Arched Doors to... a 2 Piece Powder Room... Storage/Utility Room... Storage Room. Note: This level has been designed with high end sound system with Built In Speakers (\$15,000) and offers direct access via exterior stairs hence... providing a private rear entrance. Perfect for the growing or extended family...

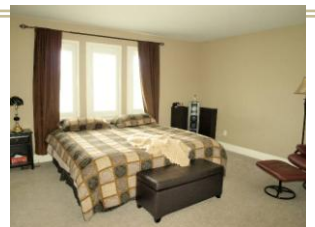


Features and Enhancements

Stunning Two Storey Country Estate in the beautiful and sought after Hills of Caledon. Great Commuter's Location... Only Minutes to Highway 10, Orangeville and Brampton. Close to Shopping, Schools, Conservation Areas. Main and Second Level Windows enhanced with California Shutters. Large Feature Windows with stunning Country Views. Sunken Country Eat In Kitchen. Well appointed and spacious Principle Rooms. Bevelled French Doors. Coffered Ceiling. 2 Fireplaces. Main Floor Family Room with Walk Out, Office, Laundry Room and Rear Door Access. 4 Washrooms. 4 Bedrooms. Two Tier Deck with upscale glass railing. Finished Lower Level with unique Spiral Dark Hardwood Staircase, large Recreation/Games area with B/I Custom Wet Bar, Laminate Flooring and a private exterior rear entrance. Neutral Coloured Broadloom. Double Garage. Large Garden Shed. CAC. CVAC. Include all Window Coverings, Light Fixtures. Metal Roof (Sept 2011 – with 50 year transferable warranty). Geothermal Heating System (July 2010). Please see Listing Agent for Inclusions and Exclusions.







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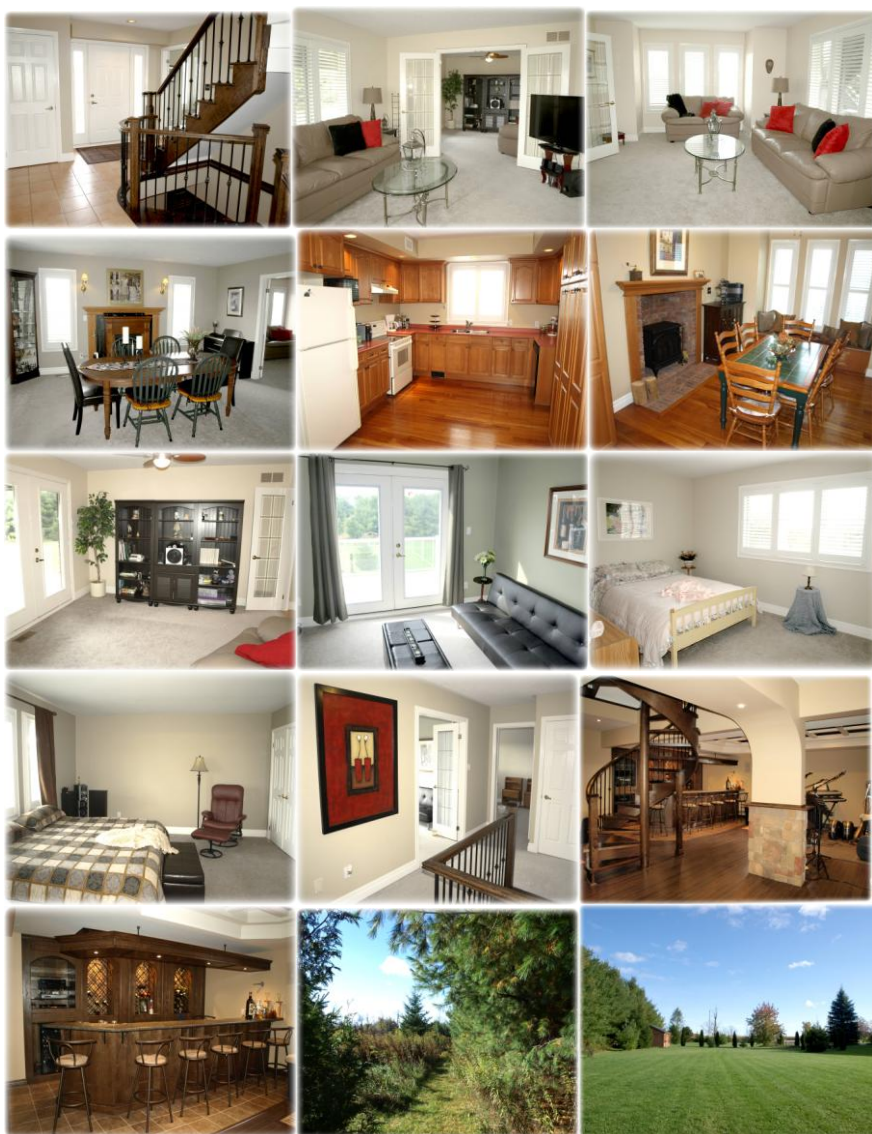
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