

Welcome to Cedar Magic

7779 CONCESSION 2 STOUFFVILLE, ON L4A 7X4

Country Living at its finest

A great place to raise a family or a peaceful place to retire

- ❖ *Located at the borderline of Stouffville/Uxbridge, this prestigious country estate is situated on 20.7 acres, setback approx 370 feet from the road. The private tree-lined driveway leading to the home winds around a glorious pond connected to 2 streams with running water, a screened gazebo, a garden shed and a separate board and batten building boasts a 3 car garage with 2nd floor 22.5' x 19.2' winterized recreation room/studio/office.*
- ❖ *This one of a kind designed 3400 sq. ft. home is filled with light, warmth & character.*
- ❖ *Light-filled open concept living/dining rooms feature large picture window overlooking approx. 1 acre pond. The rooms boast cathedral/vaulted ceilings and 2 fieldstone fireplaces.*
- ❖ *The spacious kitchen and breakfast area have been reno'd. An abundance of cupboard space & vast countertop area are a chef's delight. Quarry tile floor & fieldstone fireplace add warmth & charm while a large picture window overlooks the pond.*
- ❖ *Skylights add plenty of light in the spacious family room with 2 walkouts (front & pond) & a stone fireplace for family gatherings.*
- ❖ *A five-sided (3 sides glass) sun room has tile floor & 2 walkouts to deck & pond.*
- ❖ *Main floor den/bedroom is an artists dream with floor to ceiling windows.*
- ❖ *Two other bedrooms & 4 piece bathroom complete the main floor.*
- ❖ *A spacious & secluded master bedroom on the 2nd floor overlooks the water & features a fieldstone fireplace, large deep walk-in closet & a beautiful 5 piece ensuite with separate shower & beautifully designed ceramic floor.*

ADDITIONAL INFORMATION

- ❖ *In springtime, the property showcases an abundance of wildflowers, trillium, wild ginger, may apples and jack in the pulpit just to mention a few.*
- ❖ *The pond life is amazing with its wood ducks, mallards, mergenzers, kingfishers, blue herons, and turtle who have been laying their eggs here for many years.*
- ❖ *Imagine yourself cooking maple syrup on an open fire, fishing for brook trout and skating on the pond come winter*

- ❖ *If you are fascinated with watching birds, you'll see purple martins, orioles, evening grosbeak, humming birds cardinals and owls! And the butterflies are plentiful, with none more striking as the tiger swallowtail.*
- ❖ *In the fall you can catch a glimpse of the white tailed deer feeding at the crab apple tree from the kitchen window, see wild turkeys and otters swimming in the pond.*
- ❖ *An important fact that you may not be aware of is that you can no longer build a home close to a pond. This pond is unique as it has a stream running through it making it great habitat for fish and wild life.*

Extras:

- *Stainless Steel fridge, stove & Kitchenaid dishwasher (05), all electric light fixtures*
- *Approx 1 acre pond which is connected to 2 streams, water is constantly running, the fish are free!*
- *200 amp service*
- *Hi efficiency oil furnace (03), hot water tank owned*
- *Loads of storage space in basement*
- *Electronic gate & openers*
- *3 garage door openers*
- *Electronic air cleaner*
- *Artisan well- pump in basement\Two septic systems – pumped November 2009*
- *Roof shingled 2000/garage 2007*

***Only 15 minutes to 404, 20 minutes to 407 and short distance to
Stouffville GO***

TAXES	LOT SIZE	CLOSING
8,444.20/2011	678.87 x 1310.25 ft. (20.7 acres) Survey Available	60/90/TBA

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