

FOR SALE



LiveInCaledon.ca



1987 Olde Base Line Road
Caledon, Ontario

Listed for Sale at: \$624,900

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Your Real Estate Advantage



The spacious Living Room features a beautiful stone fireplace, built-in bookshelves and pegged floors. The best part, however, is standing at the window looking south over the pond and rolling Caledon countryside.



The recently remodelled kitchen has ceramic countertops, wood floors & a moveable island



Dining room has vaulted ceiling, bamboo flooring, a wood stove and walk-out to the raised deck. It's a fabulous spot to hang out—whether you are by yourself or serving Christmas Dinner!



Master Bedroom has room for cozy sitting area with a walk-in closet across the back of the room. The room works just as well if you prefer to switch the bed & seating area.



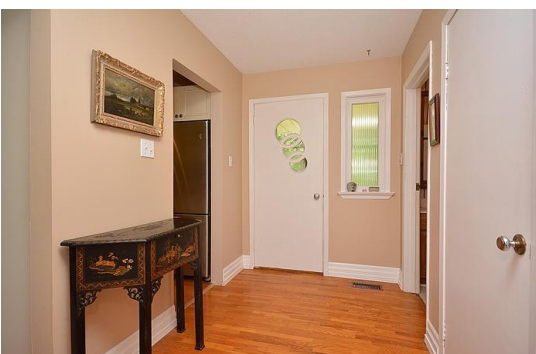
The 2nd & 3rd bedrooms both have hardwood floors and southern views of the pond and countryside. The room that is currently used as an office also has a private doorway to the main bathroom.



We playfully call this the house of doors

To the left is the main spacious main entryway with ceramic flooring & a view through the dining room to the south.

The top right picture is an entryway near the bedrooms & basement staircase.



The bottom left picture is an entry that leads to the kitchen and the main floor powder room / laundry room pictured on the right.





The bedroom has lots of closet space & features this gorgeous stone wall. Apartment has 4 piece bath, plus its



The lower level apartment has a fully functioning kitchen, including a dishwasher. This open concept space allows for an easy and casual lifestyle. The stone wall façade carries across 2 rooms, plus the living room has a bay window and wood stove. There is a walk-out from both the kitchen & living rooms onto a private, covered patio.



A picture is worth a thousand words!



Additional Information

- Hilltop perch allows for a panoramic view of south Caledon
- Property is approximately 2.4 acres, tri-angle shaped
- Large clay-bottom pond is fed by a stream that runs through the property
- Property falls under Credit Valley Conservation & Niagara Escarpment protection
- Barn sold "as is", but is an existing structure that could be replaced or rehabilitated

- House was built in 1955
- Double attached garage was finished and is currently used as a hobby room that could converted back to garage.
- Septic tank was replaced in July, 2013
- Shingles were replaced in 2011
- Air Conditioner & furnace are 6 + 7 years old.

- Fridge, Stove, Dishwasher, Washer & Dryer included both for upper & lower levels.

- Asking Price: \$624,900.

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Schools Serving Area:

Public Schools

Credit View Public School—Phone 905-838-2121
Kindergarten to Grade 8

Herb Campbell Public School – Phone: 905-838-3952
Grade 1 to Grade 8 French Immersion

Mayfield Secondary School – Phone: 905-846-6060 / 905-854-9144
Grade 9 to Grade 12

Catholic Schools

St. Cornelius – Phone: 905-584-2245
Junior Kindergarten to Grade 8 & French Immersion

Robert F. Hall – Phone: 905-584-1670
Grade 9 to Grade 12 & French Immersion

Shopping

- **Inglewood General Store**—in Inglewood Village
Groceries, baked goods, deli counter with sandwiches & coffee, gourmet items, gifts, ice cream and It's Roxies, a ladies fashion boutique.
- **Cheltenham Country Store**—in the Village of Cheltenham
Groceries & frozen goods, deli counter offering sandwiches & coffee, gifts & ice cream.
Cheltenham store has an inviting front & back porch plus it is on the Credit River, so they have provided a small dock for water enthusiasts (usually on inner tubes, kayaks or canoes)
Canada Post Office is in the store.
- **The Spirit Tree**— just on the north side of Cheltenham on Boston Mills Road between Credit-view & Mississauga Road. This newest treasure to our landscape is a working apple orchard with a cider distillery, wood-stove based bakery & small restaurant on site. It's all housed in a straw-bale constructed building that uses geo-thermal heat.
- **Caledon East** is about 10 minutes east; it has a grocery store, bank, liquor store, restaurant etc
- **Brampton** is about 10 minutes south for full city amenities.

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