

	9 Flaherty Lane Caledon Ontario L7K2P2 Caledon Rural Caledon Peel 14-26-H Taxes: \$0.00 / 2015 SPIS: N Last Status: New Pcl 6-1 Sec 43M858 Lt 6 43M858 S/T Lt936082 Caledo		List: \$2,430,000 For: Sale
	Detached 2-Storey Lot: 0 x 0 Acres Irreg: As Per Deed - Irregular Shape Dir/Cross St: West Off Porterfield	Fronting On: E Acre: 10-24.99	Rms: 18 + 8 Bedrooms: 5 + 1 Washrooms: 10 2x2xMain, 3x4x2nd, 3x3x2nd, 1x5x2nd, 1x3xLower

MLS#: W3371774 Possession: Immediate		PIN#:	
Kitchens:	2 + 1	Exterior:	Shingle / Stone
Fam Rm:	Y	Drive:	Private
Basement:	Fin W/O	Garage:	Attached / 5.0
Fireplace/Stv:	Y	Park Spaces:	6
Heat:	Heat Pump / Grnd Srce	UFFI:	
A/C:	Central Air	Pool:	Indoor
Central Vac:		Energy Cert:	
Apx Age:		Cert Level:	
Apx Sqft:		GreenPIS:	
Assessment:		Prop Feat:	Cul De Sac, Lake/Pond,
Addl Mo Fee:			Wooded/Treed
Elevator/Lift:			
Laundry Lev:	Upper		
Phys Hdp-Eqp:			
		Zoning:	
		Cable TV:	
		Hydro:	Y
		Gas:	
		Phone:	
		Water:	Well
		Water Supply:	
		Sewer:	Septic
		Spec Desig:	Unknown
		Farm/Agr:	
		Waterfront:	
		Retirement:	
		Oth Struct:	Garden Shed

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	25.68	x 23.29	Stone Floor	Centre Island	W/O To Patio
2	Dining	Main	23.29	x 22.89	Wood Floor	Formal Rm	Glass Doors
3	Library	Main	21.91	x 21.71	Hardwood Floor	Fireplace	B/I Bookcase
4	Solarium	Main	34.21	x 22.86	Stone Floor	Irregular Rm	Cathedral Ceiling
5	Kitchen	Main	33.23	x 19.84	Breakfast Bar		
6	Media/Ent	Main	22.07	x 21.81	Hardwood Floor	Accoustic Ceiling	
7	Living	Main	28.08	x 22.14	Wood Floor	Fireplace	W/O To Patio
8	Library	2nd	22.80	x 21.12	Hardwood Floor	Circular Stairs	B/I Bookcase
9	Master	2nd	19.52	x 14.43	Hardwood Floor	4 Pc Ensuite	3 Pc Ensuite
10	Br	2nd	16.99	x 16.33	Broadloom	Double Closet	5 Pc Ensuite
11	Br	2nd	18.89	x 14.73	Broadloom	W/O To Balcony	3 Pc Ensuite
12	Br	2nd	16.17	x 15.68	Broadloom	Double Closet	4 Pc Ensuite

Client Remks: Spectacular Private, Landscaped 10+ Ac With 3 Ponds, Stream, Tennis Crt & Indoor Pool. Unique, Stately Home Has Grand Entry, Octagonal Dining Rm & Living Rm, Fabulous Main Kit + 2nd Kit Designed As A 50S Diner, Solarium, Main Flr Family Rm, Media Rm + More. Many Walkouts To Patio. 5 Bdrms Upstairs Plus Grand Library. Lower Level W/Rec Rm With Bar, Office, Firing Range, Home Theatre & Entry To Indoor Pool Area W/Flagstone Patio. 5 Car Garage W/1 Bdrm Nanny's

Extras: Quarters. 5 Days Irrev. Buyer To Confirm All Measurements, Lot Size & Realty Taxes. Taxes To Be Re-Assessed. "As Is" Condition. All Information Displayed Is Believed To Be Accurate But Is Not Warranted & Should Be Independently Verified.

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