

	<b>9 Flaherty Lane</b> <b>Caledon Ontario L7K2P2</b> Caledon Rural Caledon Peel 14-26-H <b>SPIS: N                      Taxes: \$0.00 / 2015                      DOM: 52</b>		<b>List: \$2,430,000 For: Sale</b>				
	Detached 2-Storey		<b>Front On: E</b> <b>Acre: 10-24.99</b> <b>Rms: 18 + 8</b> <b>Bedrooms: 5 + 1</b> <b>Washrooms: 10</b> 2x2xMain, 3x4x2nd, 3x3x2nd, 1x5x2nd, 1x3xLower				
	<b>Lot: 0 x 0 Acres Irreg: As Per Deed - Irregular Shape</b> <b>Dir/Cross St: West Off Porterfield</b>						
<b>MLS#: W3371774</b>		<b>Contract Date: 11/27/2015</b>		<b>Possession: Immediate</b>		<b>PIN#:</b>	
<b>Kitchens:</b> 2 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Fin W/O <b>Fireplace/Stv:</b> Y <b>Heat:</b> Heat Pump / Grnd Srce <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>Addl Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Upper <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Shingle / Stone <b>Drive:</b> Private <b>Garage:</b> Attached / 5.0 <b>Park Spaces:</b> 6 <b>UFFI:</b> <b>Pool:</b> Indoor <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Cul De Sac, Lake/Pond, Wooded/Treed		<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> Y <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply:</b> <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b> Garden Shed			
<b>#</b>	<b>Room</b>	<b>Level</b>		<b>Description</b>			
1	Kitchen	Main	7.83	x 7.10	Stone Floor	Centre Island	W/O To Patio
2	Dining	Main	7.10	x 6.98	Wood Floor	Formal Rm	Glass Doors
3	Library	Main	6.68	x 6.62	Hardwood Floor	Fireplace	B/I Bookcase
4	Solarium	Main	10.43	x 6.97	Stone Floor	Irregular Rm	Cathedral Ceiling
5	Kitchen	Main	10.13	x 6.05	Breakfast Bar		
6	Media/Ent	Main	6.73	x 6.65	Hardwood Floor	Accoustic Ceiling	
7	Living	Main	8.56	x 6.75	Wood Floor	Fireplace	W/O To Patio
8	Library	2nd	6.95	x 6.44	Hardwood Floor	Circular Stairs	B/I Bookcase
9	Master	2nd	5.95	x 4.40	Hardwood Floor	4 Pc Ensuite	3 Pc Ensuite
10	Br	2nd	5.18	x 4.98	Broadloom	Double Closet	5 Pc Ensuite
11	Br	2nd	5.76	x 4.49	Broadloom	W/O To Balcony	3 Pc Ensuite
12	Br	2nd	4.93	x 4.78	Broadloom	Double Closet	4 Pc Ensuite
<b>Client Remks:</b> 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							
<b>Extras:</b> 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.							
<b>Listing Contracted With:</b> ROYAL LEPAGE RCR REALTY, BROKERAGE <b>Ph: 519-941-5151</b>							