



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Welcome To

*Woodlawn*

1749 Concession Road 3, Goodwood

# *Woodlawn*

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## Goodwood, Ontario

**N**estled on 50 spectacular acres of rolling land, this classic French Country Chateau is bordered by a majestic century-old Maple forest. The private winding tree-lined laneway invites curiosity about what's just around the corner. As you pass the private gatehouse and look further up the lane, you'll notice ... just behind a line of trees a wonderful barn that includes an open staircase to the studio above.

Traveling further up the lane you reach your destination and take great pleasure, driving under the stone porte cochere as your eyes take in the stone façade of the Chateau and of the large cobblestoned courtyard.

This home is a breathtaking interpretation of a classic French Country Chateau. Built in 1997 and designed by well-known architect, John Vanstone. The owner's exposure to French architecture on their many visits to France, enabled them to create a fabulous interpretation of a classic Provincial French Chateau. The exterior of the home, porte cochere and two-car attached garage is constructed of Warton stone and complemented by a steep cedar shake roof.

The old-world appeal of the reclaimed wood floors and grand stone floors in the kitchen, solarium and family room accentuates the unique features of a French Chateau. The home is rich in custom detailing including lavish stones, rich woods, cathedral ceilings, mouldings, exposed beams and spectacular country windows.

The setting is truly magnificent and features miles of trails leading to high picturesque rolling pasturelands and a mature maple forest. The privacy is quite exceptional as the home is invisible from the road.

The home is positioned on a gentle rise overlooking the gardens, pool, lawns, pond and forest. There is more to see from the massive windows than the eye can take in all at once. It's quite mesmerizing and with southern exposure, the home is filled with natural light.

Careful attention to the landscaping around the estate including a masterfully crafted stone patio and retaining walls, water garden, woodland gardens, perennial gardens, swimming pool area and spring fed pond captures the essence of a French countryside manor.

Located just 45-minutes from downtown Toronto, the owner enjoys the best of both worlds. So close to a major urban centre and yet far removed from the hectic pace of city life.

# Main Floor

## FRONT HALL

- ◆ Front hall closet and powder room doors from an early Quebec church
- ◆ Heated stone floors
- ◆ 2 piece powder room with heated stone floors
- ◆ Formal wooden staircase to upper level

## SEPARATE LIBRARY/HOME OFFICE (15.7' X 15.7')

- ◆ Separated by a breezeway the private space is perfect for a home office or quiet library area
- ◆ Richly paneled in walnut with extensive built-in bookshelves
- ◆ Plenty of pot lighting
- ◆ Large wood-burning fireplace
- ◆ Oak hardwood floor
- ◆ French doors leading to gardens and patio area

## FORMAL LIVING ROOM AND DINING ROOM (35.4' X 15.11')

- ◆ Floor-to-ceiling windows
- ◆ French doors leading to the gardens, terraces and pool
- ◆ Large wood-burning fireplace with custom limestone mantelpiece
- ◆ Reclaimed pine floors

## KITCHEN/FAMILY ROOM (17.7' X 17.7')

- ◆ French-country design with imported French handmade ceramic tile used on all counters, island surfaces and backsplash
- ◆ Large center island with porcelain double sink and seating area
- ◆ Hand-hewn exposed beams in vaulted ceiling
- ◆ Double windows overlooking the courtyard
- ◆ Built-in desk
- ◆ Heated stone floors
- ◆ Garland commercial grade gas range/oven & stainless steel side-by-side refrigerator/freezer
- ◆ Built-in dishwasher
- ◆ Microwave
- ◆ Custom oversized built-in pantry
- ◆ Overlooks large family room

## FAMILY ROOM

- ◆ Wood-burning fireplace with grand limestone mantelpiece
- ◆ Hand-hewn exposed beams in vaulted ceiling
- ◆ Large picture windows overlooking gardens, patio and pond
- ◆ Garden door to patio area
- ◆ Heated stone floor

## CONSERVATORY: (19.11' X 14.5')

- ◆ Vaulted ceiling with exposed beams
- ◆ Magnificent windows on all eight angles of the gazebo-style room
- ◆ Plant watering station with proper drainage
- ◆ Woodstove
- ◆ Heated stone floors

## Upper Level

### MASTER SUITE (24.11' X 21.7')

- ◆ Loft design offers privacy from the rest of the bedroom area
- ◆ Small kitchenette with stainless steel sink & built-in bar fridge
- ◆ 5 piece ensuite with separate tub and shower stall
- ◆ Heated pine plank wood floor
- ◆ Private entrance from exterior
- ◆ French antique entry door

### BEDROOM #2 (15.11' X 13.5')

- ◆ Large walk-in closet
- ◆ Pine plank wood floor
- ◆ Large window overlooking gardens and pond
- ◆ 5-piece semi-ensuite with claw foot tub, separate shower area, double sinks and heated decorative mosaic tile floor
- ◆ French antique entry door

### BEDROOM #3 (15.11' X 12.10')

- ◆ Pine plank floor
- ◆ Large window overlooking gardens and pond
- ◆ Double closet with French antique doors and interior full length mirror
- ◆ 5-piece semi-ensuite with claw foot tub, separate shower area, double sinks and heated decorative mosaic tile floor
- ◆ French antique entry door

### BEDROOM #4 (15.7' X 15.7')

- ◆ Heated reclaimed pine and hemlock plank wood floor
- ◆ Sloped roof lines
- ◆ Large picture window overlooking the pool area
- ◆ Double closet
- ◆ Adjacent to main bathroom

### BEDROOM #5 (13.4' X 11.3')

- ◆ French doors which open to the Juliette balcony
- ◆ Single closet
- ◆ Heated pine plank wood floors

### MAIN BATHROOM

- ◆ 4 piece bathroom with tub & shower combination
- ◆ Skylight
- ◆ Heated marble floor
- ◆ Pedestal sink
- ◆ Linen closet

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## Lower Level

- ◆ Finished laundry room with wood floor & built-in shelving
- ◆ Partially finished exercise area
- ◆ Plenty of Storage
- ◆ Walk-in closet with shelves
- ◆ Wine and preserves cellar

## Mechanicals and Services:

- ◆ Deep drilled well installed to service the main house and gatehouse
- ◆ Geothermal quote available
- ◆ Large septic system
- ◆ Combination of heating systems
  - ◆ Radiant in-floor heating in all stone floors, library and upper level floors (excluding bedroom 2 & 3)
  - ◆ Forced air oil heating in living and dining room and bedrooms 2, 3 & 4
- ◆ Central air conditioning
- ◆ Central vacuum system
- ◆ Generator with generator panel
- ◆ High speed Internet available

## Gatehouse:

The gatehouse, which, is approximately 1600 sq. ft. serves as an auxiliary residence. Located part way up the laneway and nestled in the woods with perennial gardens. Perfect for guests, staff or a rental house.

Features include:

- ◆ Stucco and log exterior
- ◆ Second floor deck
- ◆ Ground floor deck leading to the back garden
- ◆ 2 bedrooms
- ◆ 2 bathrooms
- ◆ Living room area
- ◆ Full kitchen with all new appliances
- ◆ Cozy den with woodstove and stone floor
- ◆ Laundry area with washing machine and dryer.
- ◆ Shared well
- ◆ Separate septic service

## Barn and Upper Studio:

The lower level of the pole barn was previously used for livestock. In 2004, the upper level was completely renovated. The space is completely insulated and interior walls are all paneled with pine. The area is divided into two spaces to creating a separate area for a workshop and an art studio. The upper level is heated with a wood pellet stove. The exterior of the barn was also updated in 2004 with new evestrugging and a new metal roof.

## As Seen On...

A preferred location for many Film, TV and Commercial productions; such as the LCBO and McDonalds. The home was also profiled in the Canadian Home & Country Magazine.

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### **INCLUSIONS:**

- ◆ All kitchen appliances and small bar fridge in master ensuite
- ◆ Washer and dryer
- ◆ All window coverings
- ◆ Central vacuum system and attachments
- ◆ All electrical light fixtures (excluding the dining room chandelier, front entry antique hurricane light and fixture in bedroom 2)
- ◆ All mirrors in bathrooms
- ◆ Corner cabinet in dining room
- ◆ Built-in wall cupboard in living room
- ◆ Hot water heater (oversized to service radiant heating system)
- ◆ Lead remover water filtration system
- ◆ Water softener
- ◆ Well pump
- ◆ Central air conditioning unit
- ◆ 2 electric garage door openers and 2 remotes
- ◆ Generator and panel
- ◆ All pool related equipment

### **EXCLUSIONS:**

- ◆ Antique bell outside of library
- ◆ Dining room chandelier
- ◆ Front entry antique hurricane light fixture
- ◆ Light and fixture in bedroom 2
- ◆ Wall mirror in living room

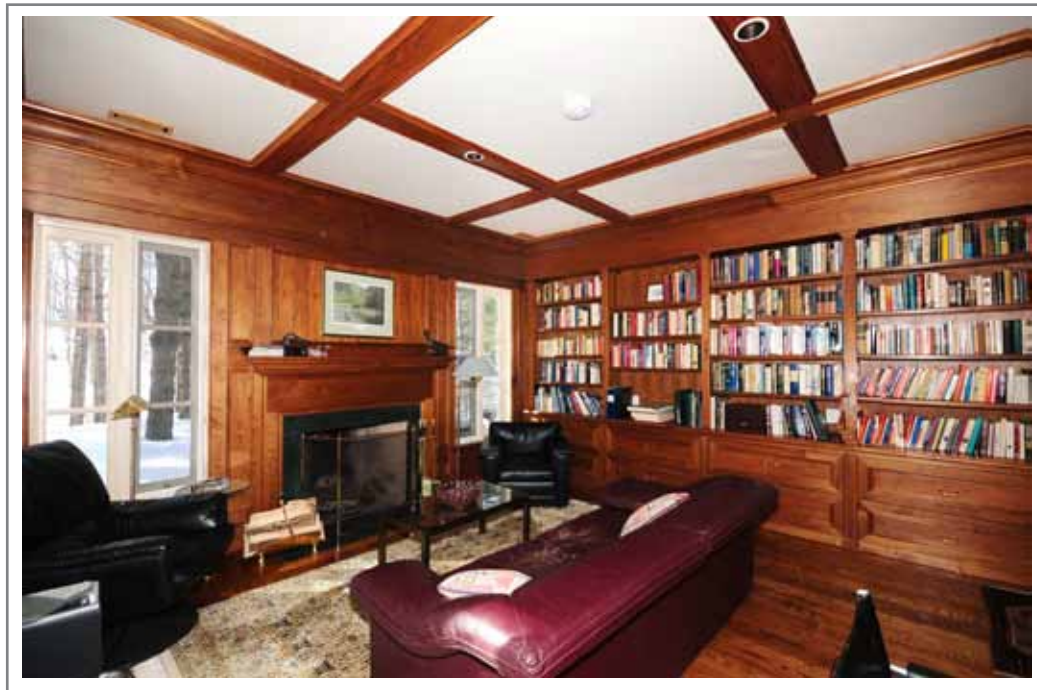
### **ADDITIONAL INFORMATION:**

- ◆ Total square footage of main house is 5478 sq. ft.
- ◆ Fabulous tax relief on property from farm tax credit for the 30-acres of pastureland that is rented to a local farmer and secondary tax relief is derived from the forestry management program as signed to the property.
- ◆ In 2003 the concrete walls of the pool were re-surfaced and all pool related equipment including the pump, filtration system were replaced. A heater was installed at the time.
- ◆ Property designated as a certified woodlot and agricultural zoning.
- ◆ Located within the Oak Ridges Moraine.
- ◆ 5 minutes to GO train
- ◆ 10 minutes to 407 ETR
- ◆ 5 minutes to the Granite Golf and Country Club
- ◆ 5 minutes to The Goodwood Club and numerous golf courses including the Coppinwood Golf Club
- ◆ 5 minutes to the Regional Forest, the Trans Canada Trail and Ski Clubs

## *Front Hall*



## *Library/Home Office*



# *Living Room*



# *Dining Room*





# *Living Room*



# *Living/Dining Room*



# *Kitchen*



# *Family Room*



# *Conservatory*



# *Conservatory*



## *Master Suite*



## *Master Bedroom Ensuite*



## *Bedroom 2*



## *Bedroom 3*



## *Bedroom 4*



## *Bedroom 5*



# *Main Bathroom*



# *Gatehouse*



# *Barn*



# *Upper Studio*







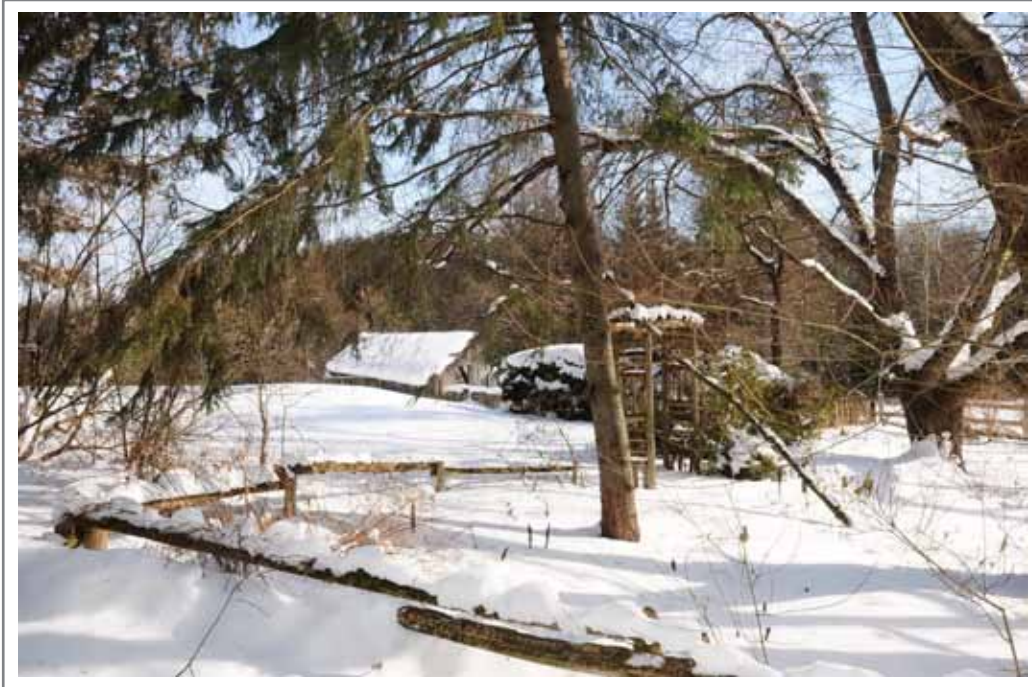
*Exterior*



*Exterior*



*Exterior*



*Exterior*





• CITY HOUSE •

## COUNTRY HOME



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