



**High, wide and handsome!**



**1073 County Road 20**

**Presented by  
Laurie Gruer & Sam Simone**



Certainly one of the County's most gracious executive homes, this handsome manor house enjoys an outstanding location on 270 feet of spectacular Lake Ontario waterfront, and on a much-coveted cul-de-sac. Set back from Huyck's Point Road and with private walled gardens and two outbuildings, this is a property to dream about – and perhaps to own!

Inside, an oak-paneled entrance hall suggests the riches to follow: a curving, formal staircase, a private paneled library, a memorable Great Room with a vaulted double-height ceiling and an imposing floor-to-ceiling stone fireplace. Leaded glass French doors lead from here and from the family room into a four-season sunroom which sprawls across the entire rear façade and which offers spectacular views of the gardens and the water. A formal dining room serves the updated kitchen. Upstairs a commodious master suite is complemented by three generous family bedrooms.

High, wide and handsome, 1073 County Road 20 could be your elegant, exquisite County home!

### MAIN LEVEL

|                          |   |   |
|--------------------------|---|---|
| <b>Entrance Hall:</b>    | <b>17'3" x 13'10"</b><br><b>5.26m x 4.22m</b> | <b>Tiled floor, oak paneling, leaded glass French doors to family room.</b>   |
| <b>Great Room:</b>       | <b>26' x 22'9"</b><br><b>7.92m x 6.93m</b>    | <b>Herringbone hardwood floor, vaulted ceiling, stone wood-burning fireplace, leaded glass French doors to family room, walk-out to sunroom, overlooks gardens.</b>             |
| <b>Dining Room:</b>      | <b>16'2" x 13'9"</b><br><b>4.93m x 4.19m</b>  | <b>Wainscoting, leaded glass doors, overlooks front yard.</b>   |
| <b>Kitchen:</b>          | <b>15'5" x 11'</b><br><b>4.70m x 3.35m</b>    | <b>Hardwood floor, pot lights, overlooks water and gardens, island, double sink, tile backsplash, Kenmore stove/oven, Kenmore microwave/hood fan combo, Kenmore dishwasher.</b> |
| <b>Family Room:</b>      | <b>20'4" x 18'7"</b><br><b>6.20m x 5.66m</b>  | <b>Hardwood floor, propane fireplace, leaded glass French doors to living room, leaded glass French doors to entrance hall, leaded glass windows, walk-out to sunroom.</b>      |
| <b>Library:</b>          | <b>16'6" x 16'</b><br><b>5.03m x 4.88m</b>    | <b>Broadloom, wood-burning fireplace, oak paneling, bay window, built-in bookcase/cupboards/shelves.</b>  |
| <b>Sunroom:</b>          | <b>43'5" x 15'5"</b><br><b>13.23m x 4.70m</b> | <b>Brick floor, 2 walk-outs to yard, skylights, pot lights, wall furnace.</b>   |
| <b>Mudroom:</b>          | <b>10'4" x 9'6"</b><br><b>3.15m x 2.90m</b>   | <b>Tile floor, double closet, access to garage.</b>   |
| <b>2-piece bathroom.</b> |   |   |

**SECOND LEVEL**

- Master Bedroom:** 25'5" x 18'  
7.75m x 5.49m Broadloom, 15'x 8' sunroom, overlooks gardens and water, walk-in closet with built-in cupboards and shelves, double closet, 4-piece ensuite with whirlpool tub.
- Bedroom:** 16'6" x 16'13"  
5.03m x 4.88m Broadloom, bay window, walk-in closet, overlooks front and side gardens.
- Bedroom:** 14'8" x 12'8"  
4.47m x 3.86m Double closet, overlooks gardens and yard.
- Bedroom:** 14'8" x 12'8"  
4.47m x 3.86m Double closet, overlooks gardens and yard.

**5-piece bathroom.**

**ADDITIONAL INFORMATION**

- Legal Description:** CON 1 LS PT LOT 30 PLAN 104 LOT 11.
- Lot Size:** 270 feet x 2.08 acres.
- Taxes:** \$9,776.46 (2011).
- Inclusions:** All electrical light fixtures, all broadloom where laid, central vacuum and equipment, water filter, water softener, UV system, Kenmore stove/oven, Kenmore microwave/hood fan combo, Kenmore dishwasher, Kenmore washer, Kenmore dryer.



**Laurie Gruer**  
[www.lauriegruer.com](http://www.lauriegruer.com)  
**Sam Simone**  
[www.samsimone.com](http://www.samsimone.com)  
Sales Representatives



**Chestnut Park Real Estate Limited**  
Tel: 613-471-1708 Fax: 613-471-1886



This information contained in this fact sheet has been supplied to Chestnut Park Real Estate Limited by sources believed to be reliable, but which may not be, and which we cannot therefore guarantee. Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in this fact sheet.