



GLENLOCKE FARMS



1323 County Road 13
Presented by
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EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Glenlocke Farms...an idyllic waterfront estate on the shores of South Bay...

This secluded meticulously-maintained property offers outstanding privacy, incomparable views, and twenty-one rolling waterfront acres just minutes from Picton. As well, there are 1,063 feet of superb waterfront which include a dock, a marine railway, and a 3.5-acre vineyard!

The stone and cedar residence has been meticulously designed and crafted to provide outstanding accommodation for a family: pine floors, stone fireplaces, vaulted ceilings, a superb master suite plus four more bedrooms. A 20' x 17' waterfront deck and a 19' x 13' screened porch accommodate outdoor entertaining – and inside, a family room, recreation room and games room ensure that there is space for every possible activity!

Outside, great care has been taken with the landscaping: decorative brick and stone terraces and pathways, carefully-chosen plantings, and a charming lane leading from the house through the mature oak, maple and ash trees to County Road 13.

For those in search of an exquisite and private country retreat, we are proud to present “Glenlocke Farms”.

MAIN LEVEL

Living Room:	19'1" x 18'9" 5.82m x 5.72m	Inlay hardwood floor, vaulted pine ceiling, stone fireplace, walk-out to deck, pot lights, overlooks water.
Dining Room:	18'4" x 14'3" 5.59m x 4.34m	Inlay hardwood floor, overlooks water, stone fireplace, pot lights, gabled ceiling, pocket doors.
Kitchen:	17' x 14' 5.18m x 4.27m	Porcelain tile floor, pot lights, skylights, vaulted pine ceiling, overlooks water, double sink, granite counter tops, breakfast bar, tile backsplash, ceiling fan, pocket doors, Subzero refrigerator, Jenn-Air double ovens, Jen-Air cooktop, Kitchen Aid compactor, Miele dishwasher.
Breakfast Room:	10'10" x 7' 3.30m x 2.13m	Porcelain tile floor, gabled pine ceiling, bay window, overlooks water.
Family Room:	15' x 14'3" 4.57m x 4.34m	Inlay hardwood floor, stone fireplace, vaulted pine ceiling, pot lights, walk-out to sunroom.
Sunroom:	19'8" x 13'7" 5.99m x 4.14m	Brick floor, gabled ceiling, walk-out to stone terrace, overlooks water.
Laundry Room:	10' x 9' 3.05m x 2.74m	Walk-out to garage, tile floor, laundry sink, Inglis refrigerator/freezer, Kenmore washer, Kenmore dryer.
Master Suite:	27'4" x 25'9" 8.33m x 7.85m	Hardwood floor, overlooks water, vaulted pine ceiling, ceiling fan with lighting, His and Hers dressing rooms, His and Hers 2-piece and 4-piece bathrooms with walk-out to patio.

2-piece bathroom

LOWER LEVEL

Bedroom:	21' x 12'6" 6.40m x 3.81m	Broadloom, bay window with window seat, double closet, 3-piece semi-ensuite bath, overlooks water.
Bedroom:	18'5" x 12' 5.61m x 3.66m	Broadloom, 3-piece semi-ensuite bath, double closet, sitting area, overlooks water, irregular.
Bedroom:	17'6" x 8' 5.33m x 2.44m	Broadloom, walk-in closet, halogen track lighting.
Bedroom:	14' x 11'8" 4.27m x 3.56m	Broadloom, closet, overlooks water.
Recreation Room:	31' x 28'4" 9.45m x 8.64m	Hardwood floor, walk-out to patio, stone fireplace, pot lights, built-in book shelves, wet bar, California shutters, pine wainscoting, overlooks water.
Games Room:	23' x 19' 7.01m x 5.79m	Hardwood floor, stone fireplace, pot lights, walk-out to garden, California shutters, pine wainscoting, overlooks water.

2 3-piece semi ensuite bathrooms.

ADDITIONAL INFORMATION

Legal Description:	CON RPEB PT LOT 27 RP 47R6579 PART 2.
Lot Size:	1,100 feet x 21.4 acres (see survey).
Taxes:	\$6,002.96 (2011).
Possession:	To Be Arranged.
Inclusions:	All electrical light fixtures, window coverings, Subzero refrigerator, Jenn-Air double ovens, Jen-Air cooktop, Kitchen Aid compactor, Miele dishwasher, Inglis refrigerator/freezer, Kenmore washer, Kenmore dryer.



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