



# STONEWALL FARM

1229 COUNTY ROAD 13 • MILFORD



**STONEWALL FARM... surely the County's most private and polished estate property...**

**Located on Prince Edward Bay on twenty spectacular acres, this six-year old custom residence was meticulously designed and crafted for the current owners. Much of the stone and wood used in its construction came from the property itself and it shows: the house integrates beautifully with its setting. Numerous porches, decks and terraces take full advantage of the unforgettable water views and state of the art electrical, heating, cooling and irrigation systems make this 6600 square foot residence an easy place in which to live – not to mention efficient, elegant and singularly beautiful!**

**A detached auxiliary building currently serves as a workshop but could be a terrific studio or guesthouse – if the five bedrooms and eight bathrooms of the main house aren't enough! It overlooks the aerated pond at the edge of the lake, and the expansive, beautifully treed acreage which surrounds the house.**

**We invite you to call us for your private tour of this immaculate, incomparable estate: STONEWALL FARM.**

**MAIN LEVEL:**

<b>Foyer:</b>	<b>13' x 11'</b>	<b>Vaulted white ash ceiling, porcelain tile floor, coat closet.</b>
<b>Living Room:</b>	<b>21'4" x 16'</b>	<b>Vaulted white ash ceiling with pine beams, ceiling fan, stone wood-burning fireplace, oak floor, overlooks water, halogen lighting, bay window.</b>
<b>Dining Room:</b>	<b>16' x 15'6"</b>	<b>Oak floor, pine coved ceiling, pot lights, overlooks water.</b>
<b>Kitchen:</b>	<b>24'4" x 15'9"</b>	<b>Oak floor, eat-in, maple cabinets, granite counter tops, centre island with granite top, coved ceiling with pine beams, halogen lighting, overlooks water, built in desk with granite top, breakfast bar, triple sink, 2 auxiliary sinks, Wolf Cooktop, Bosch fan, Miele dishwasher, SubZero refrigerator, Haier wine refrigerator, Kitchen Aid double oven, Garburator.</b>
<b>Breakfast Room:</b>	<b>9' x 8'</b>	<b>Oak floor, overlooks water.</b>
<b>Family Room:</b>	<b>27' x 21'</b>	<b>Birds-eye Maple floor, vaulted white ash and beamed ceiling, built-in cabinets, overlooks yard and water, stone wood burning fireplace, halogen lighting, ceiling fan.</b>
<b>Sunroom:</b>	<b>23'2" x 13'2"</b>	<b>Walk-out to deck, overlooks water, pine floor, pine ceiling and paneled walls.</b>
<b>Office:</b>	<b>8' x 8'6"</b>	<b>Porcelain tile floor.</b>
<b>2-piece bathroom.</b>		
<b>Laundry/ Mud Room:</b>	<b>19' x 8'</b>	<b>Porcelain tile floor, walk-out to garage, double closet, built-in cupboards, granite counter tops, sink, Maytag Neptune Washer, Maytag Neptune Dryer.</b>
<b>Master Bedroom:</b>	<b>18' x 15'6"</b>	<b>Oak floor, halogen lighting, coved ceiling, halogen lighting, overlooks water, walk-out to yard/porch, His &amp; Hers dressing rooms, His &amp; Hers 2-piece and 4-piece bathrooms with porcelain tile floor.</b>

**LOWER LEVEL:** (also includes: cedar closet, wine cellar, heating room, massive basement storage room/auxiliary garage)

**Bedroom:** 16'6" x 14'6" Broadloom, walk-in closet, overlooks water, halogen lighting, 3-piece ensuite bathroom.

**Bedroom:** 15'9" x 11'2" Broadloom, closet, overlooks water, 3-piece ensuite bathroom.

**Bedroom:** 15'6" x 11' Broadloom, double closet, overlooks water, 3-piece ensuite bathroom.

**Bedroom:** 13'3" x 13'4" Broadloom, overlooks water, 2 double closets.

**4-piece bathroom.**

**Recreation**

**Room:** 19'8" x 18'10" Hardwood floor, walk-out to deck and water, halogen lighting, stone wood burning fireplace, wainscoting.

**Office:** 8' x 10' Hardwood floor, halogen lighting, overlooks water, walk-out to stone patio.

**3-piece bathroom.**

**ADDITIONAL INFORMATION:**

**Legal Description:** PT LOT 28 CONC. ROUND PR EDWARD BAY TWSHP OF S. MARYSBURGH PT 1 PLAN 47R8065.

**Lot Size:** 1,000' x 20 acres (see survey).

**Taxes:** \$11,149.62 (2009).

**Possession:** To Be Arranged.

**Inclusions/**

**Exclusions:** Speak to listing agent.

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