



2190 28TH SIDEROAD, MILTON



GoodaleMillerTeam

CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE

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CUSTOM BUILT ESTATE HOME!

Absolutely spectacular best describes this custom built Estate home! Nestled on over 20 acres of professionally landscaped grounds, the property offers not only a 10,149 square foot on 3 levels executive home, but guest house, Muskoka cottage, pool with lanai, tennis court, hockey rink and change house, greenhouses, walking trails, manicured grounds and more.

The cedar clad main home offers 10,149 sq ft on 3 levels of the utmost quality. Vaulted family room, two main level dens, gourmet kitchen with breakfast room and a massive separate dining room with its own family room, perfect for large family gatherings. The home is perfectly designed for lavish entertaining and recreation, from its fully finished walk-out lower level with multiple games rooms and family rooms, to its gorgeous pool with rockery, stone deck, waterfall and outdoor wood ovens, all observed from decks and balconies that surround the home.

A guest house just steps away boasts two bedrooms, full kitchen, family room and dining area, with full bathroom and summer room. A rustic Muskoka log cottage sits perched over a pond, where the sounds of bullfrogs and water fowl fills the air.

This is the perfect family compound for multiple generations, or a retreat property within close reach of major highways. 10 minutes to the 401, 35 minutes to Toronto Airport, and 1 hour to downtown Toronto. Truly a home for the most discriminating of buyers.



GREAT ROOM



GREAT ROOM



FAMILY ROOM



DINING ROOM

EAT-IN GOURMET KITCHEN WITH HIGH END FINISHES & APPLIANCES





KITCHEN & BREAKFAST AREA



BEDROOM / DEN



POWDER ROOM



MASTER BEDROOM



MASTER BEDROOM
ENSUITE



BEDROOM



ENSUITE BATH



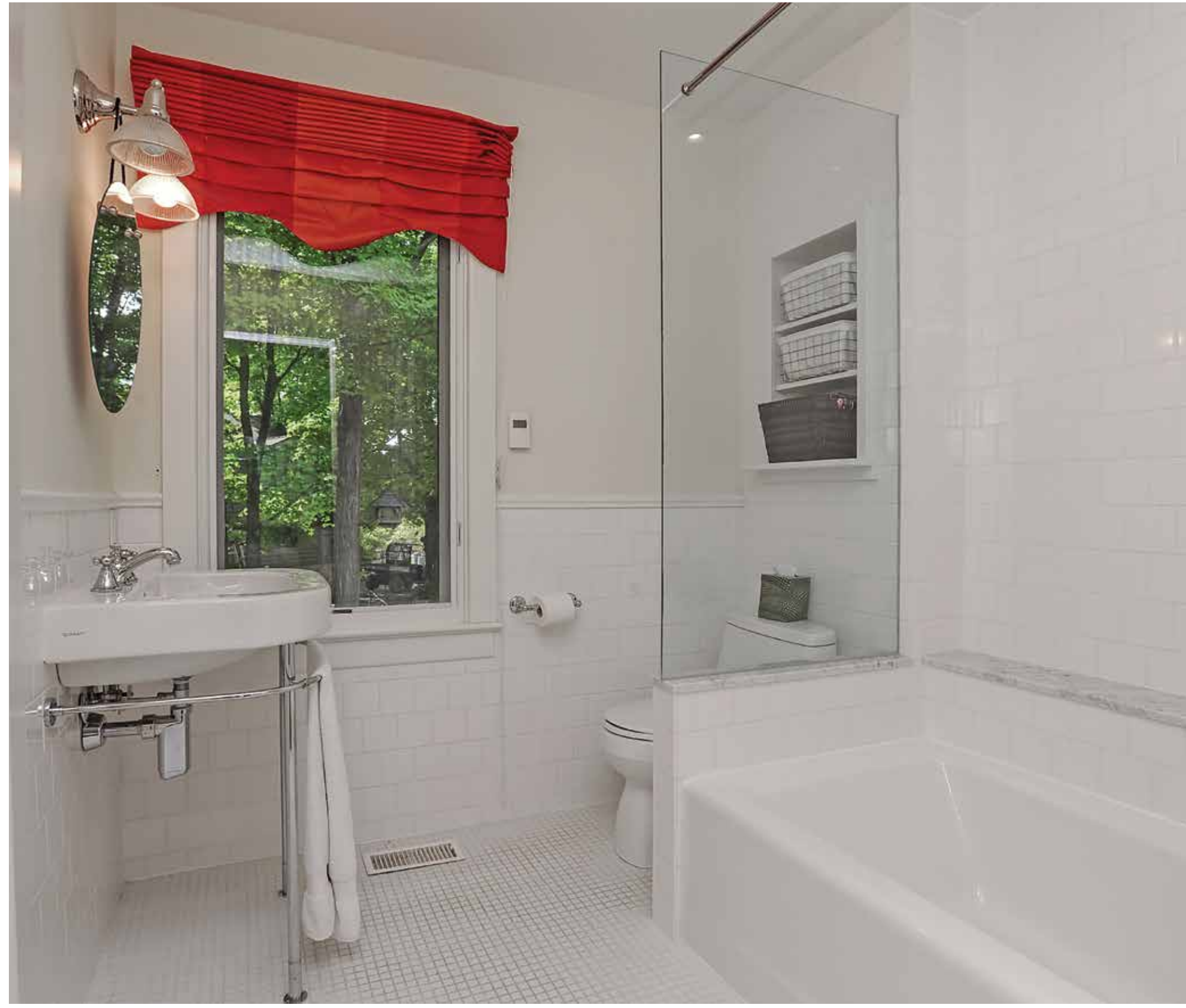
BEDROOM



ENSUITE BATH



BEDROOM



ENSUITE BATH



BEDROOM



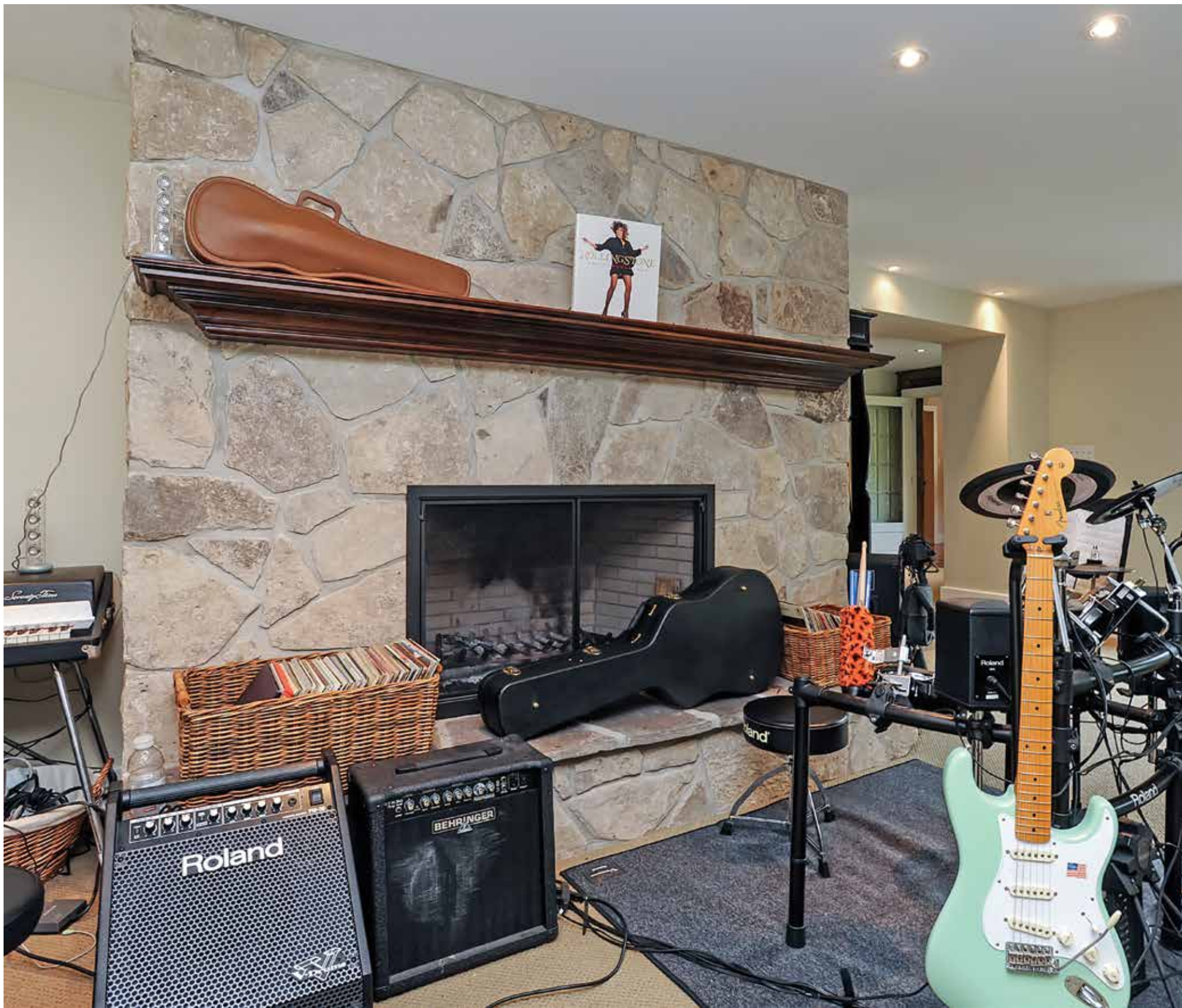
ENSUITE BATH



LOWER LEVEL
REC ROOM



LOWER LEVEL
REC ROOM



LOWER LEVEL
REC ROOM



LOWER LEVEL
EXCERISE / GAMES ROOM



LOWER LEVEL
CRAFTROOM / BEDROOM



LOWER LEVEL
BATH



LOWER LEVEL
HOT TUB



LOWER LEVEL
SAUNA



GUEST HOUSE
KITCHEN & EAT-IN KITCHEN



**GUEST HOUSE
LIVING ROOM & SUNROOM**



**GUEST HOUSE
BEDROOM & BATHROOM**



MUSKOKA COTTAGE



MUSKOKA COTTAGE



LANAI



BALCONY

GORGEOUS POOL WITH ROCKERY, STONE DECK, WATERFALL AND OUTDOOR WOOD OVENS





REAR YARD

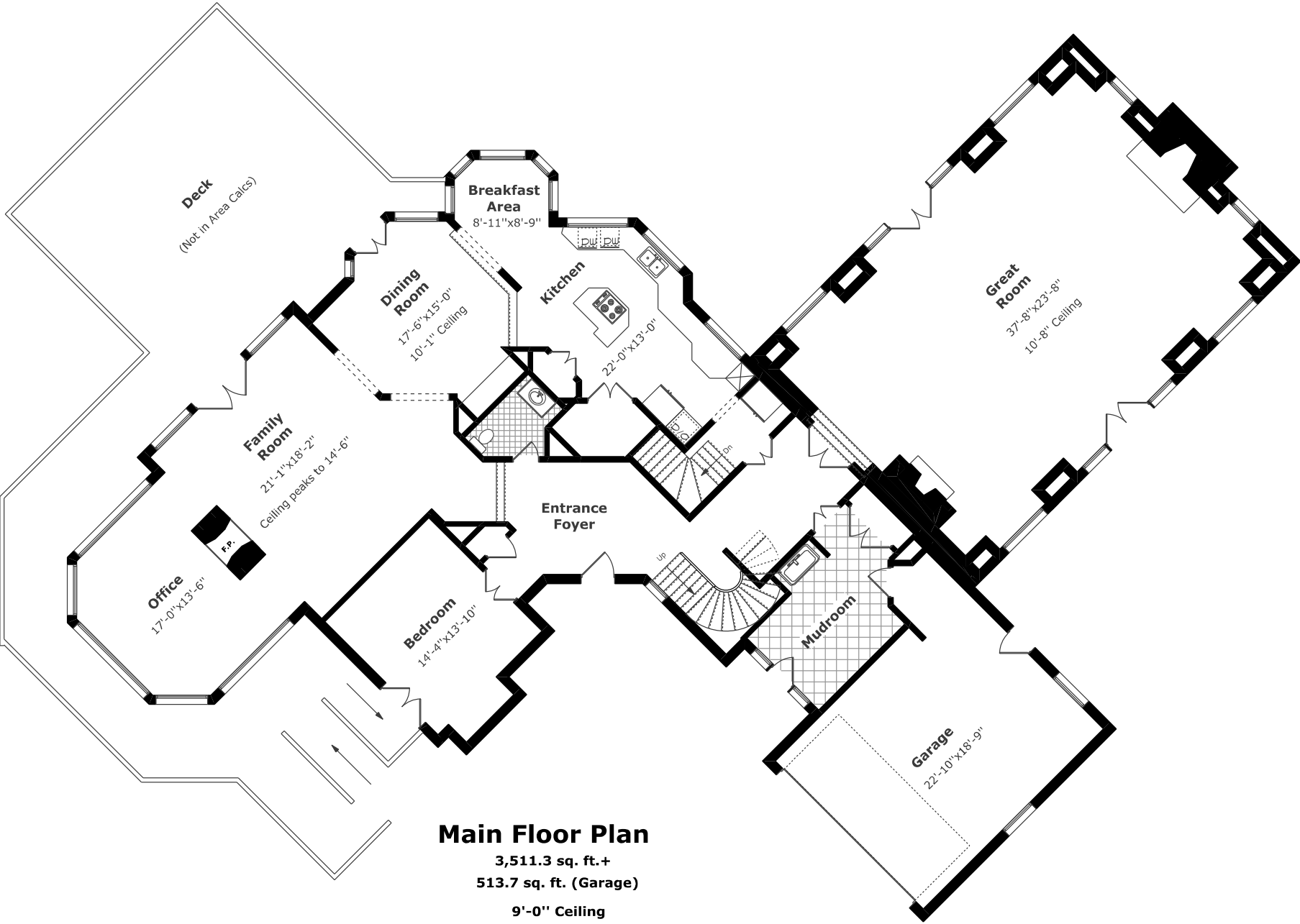


REAR YARD

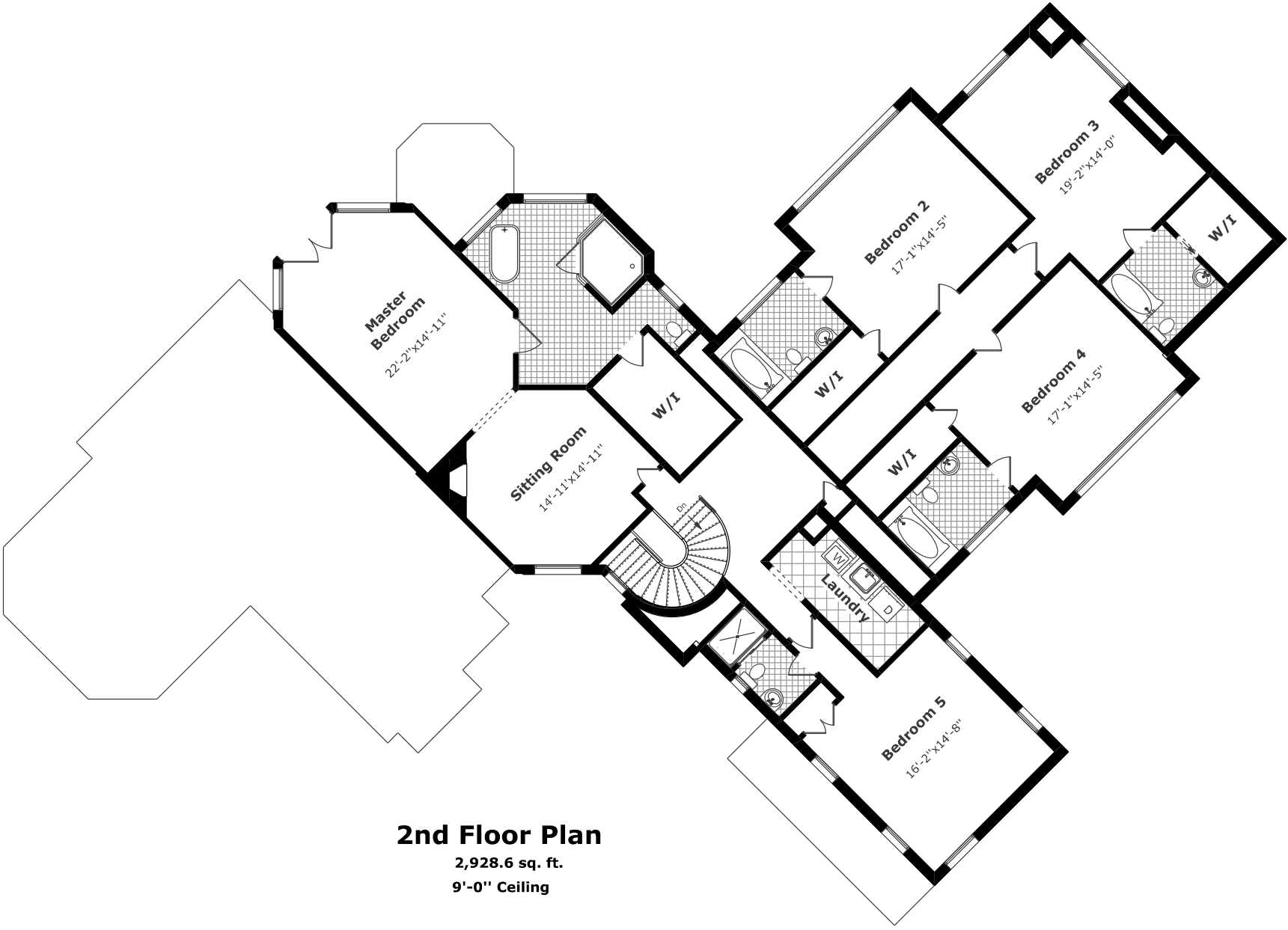


REAR YARD

MAIN LEVEL FLOOR PLANS
TOTAL LIVABLE AREA: 10,151 SQ. FT.



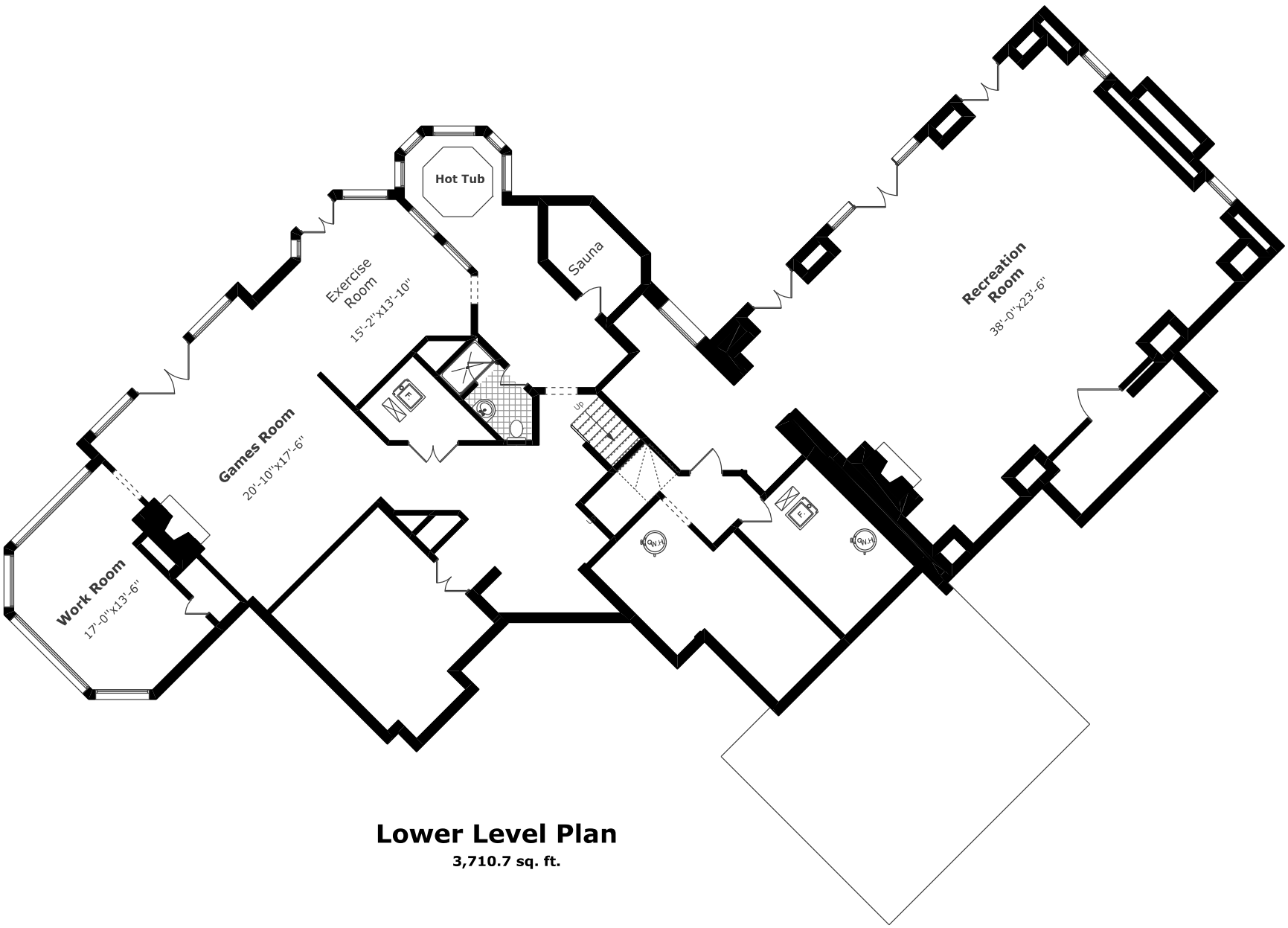
SECOND LEVEL FLOOR PLANS



*Room sizes should be considered approximate since measurements are subject to certification.

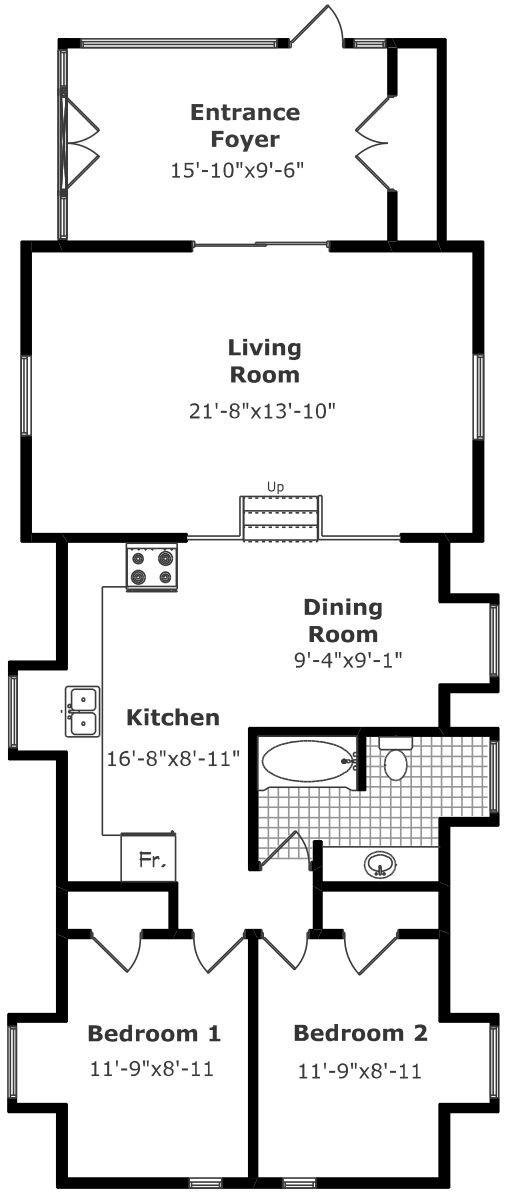
*Room sizes should be considered approximate since measurements are subject to certification.

LOWER LEVEL FLOOR PLANS

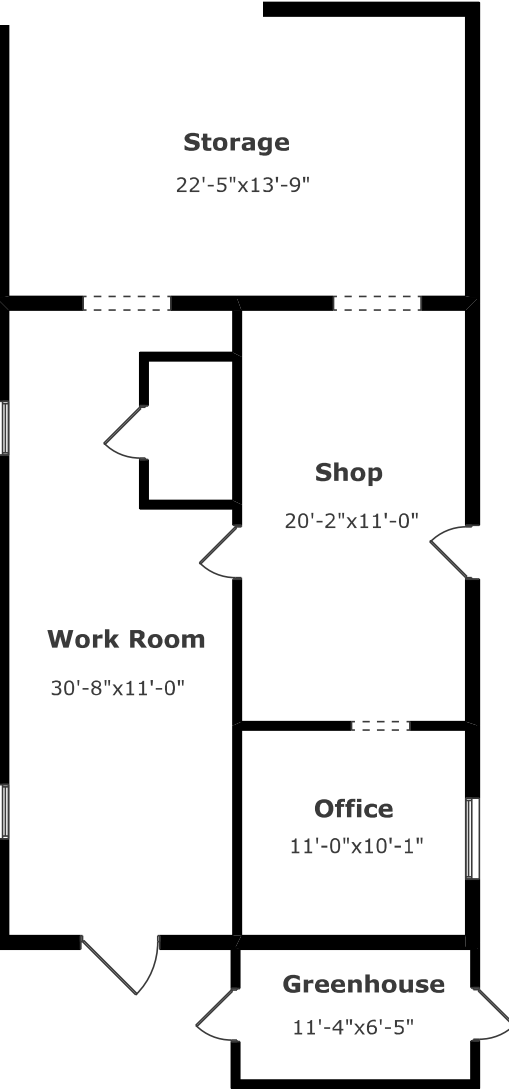


Lower Level Plan
3,710.7 sq. ft.

GUEST HOUSE



Main Level



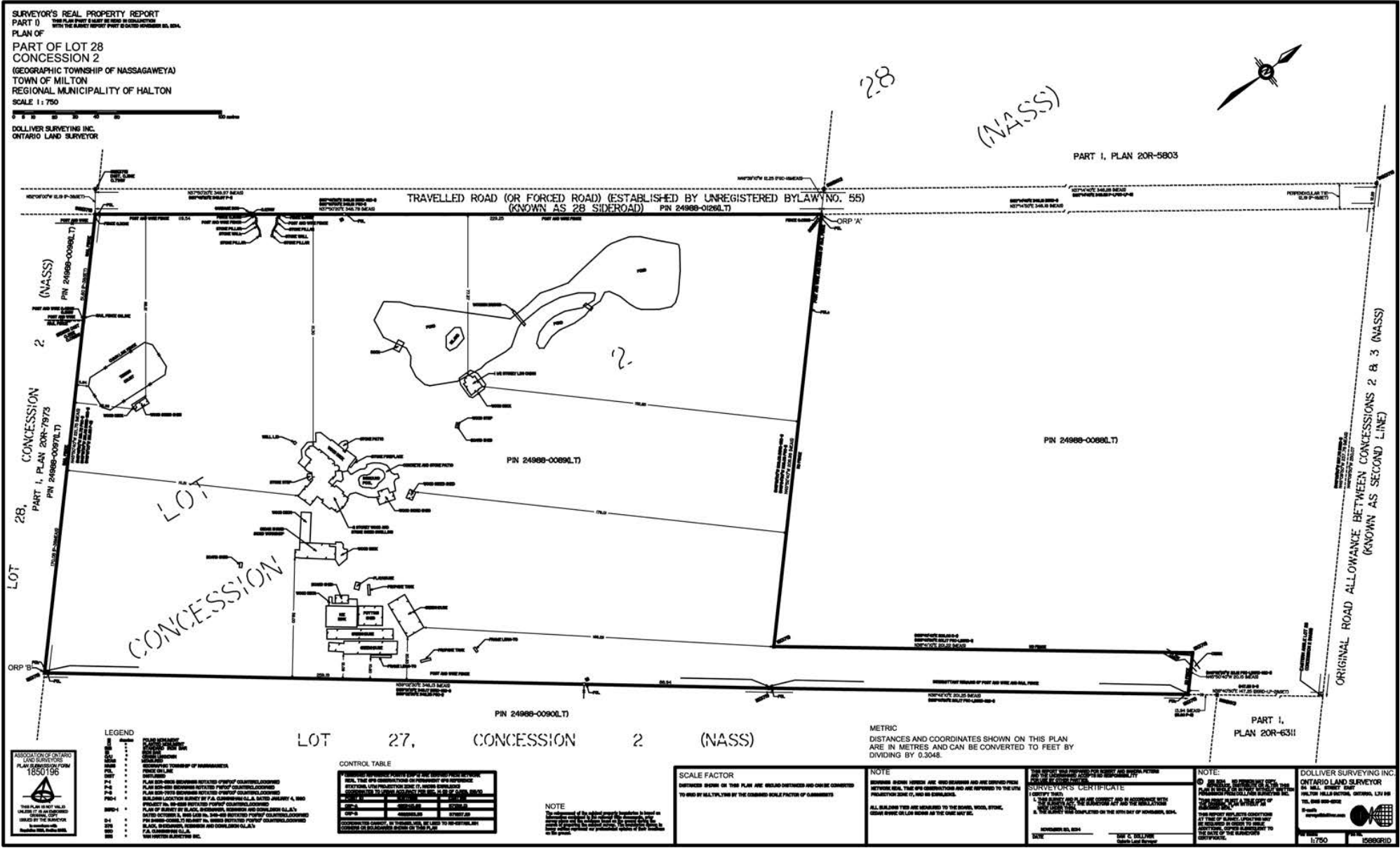
Lower Level

Guest House

1,190.3 sq. ft. +
1,190.0 sq. ft. (Lower Level)

*Room sizes should be considered approximate since measurements are subject to certification.

SURVEY



AERIAL VIEW

*Room sizes should be considered approximate since measurements are subject to certification.



LUXURY FEATURES

FOYER

- Heated slate flooring
- Coat closets
- 9 foot ceiling height
- Access to family room, den, powder room and second entrance
- High baseboards
- Central chandelier
- Curved staircase to second level with oak treads/rail and wrought iron pickets

DEN

- Currently set-up as a main level bedroom
- Multiple built-in extensive oak desk, cabinetry, bookcases and TV corner unit
- Wide plank hardwood flooring
- Double french door entry
- Double french door access to deck
- Oak trim work
- Crown molding

POWDER ROOM

- Heated slate flooring
- Unique pedestal sink with marble counter top and bronzed Swan faucets
- Sconce lighting
- Kohler toilet

SITTING AREA

- Accessed off main foyer, leads to kitchen, secondary entrance and dining room
- Heated slate flooring

SECONDARY FRONT ENTRANCE

- Heated slate flooring
- Double coat closet

- Access to attached double garage
- Large pedestal Farmer style scrub sink

FAMILY ROOM

- Vaulted ceiling with antique barn beam at its crux
- Feature double sided wood burning fireplace of fieldstone, open to second den/office
- Wall of windows with eyebrow transoms, double french doors that overlook pond and fountain

SECONDARY DEN

- Antiqued hardwood flooring
- Surrounded on 3 sides with windows overlooking the grounds
- Open to fireplace

KITCHEN DINING AREA

- 2 steps down from main kitchen area
- 10.5 foot ceiling height
- Hardwood flooring
- Built-in customized china cabinet
- Double french door walk-out to deck overlooking pool
- Wrought iron chandelier

KITCHEN

- Rustic clay tile flooring
- Center island with granite counter top, Jenn-Air glass cooktop and custom stainless steel range hood
- Massive arched windows overlook pool
- Double stainless steel sink with gooseneck faucet
- Two double side by side Jenn-Air stainless steel built-in dishwashers

- Jenn-Air stainless steel fridge
- Two Jenn-air stainless steel built-in ovens
- Huge walk-in pantry with unique screen door
- Access to servery with second stainless steel Jenn-Air fridge and access to lower level

KITCHEN SUNROOM

- Situated between the kitchen and it's dining area
- Pentagonally shaped sitting room with 5 windows overlooking the pond, pool and waterfall
- Perfect for morning coffee

DINING ROOM

- Separate and formal, it's massive size accommodates large gatherings
- This three sided room of windows overlooks patio, pool and grounds
- Step down, with 12 foot ceiling height
- At one end, it's set up for a family room sitting area with stone wood burning fireplace
- At the opposite end, a second wood burning fireplace with wood mantle
- French door walk-out to stone patio and walkway to guest house
- Central chandelier, pot lights spot lights
- Cherry hardwood floors

SECOND LEVEL

- Upper hallway leads to 3 wings
- Dark oak hardwood floors throughout

LUXURY FEATURES CONTINUED

MASTER BEDROOM

- Walk through a lovely generous sitting room with gas fireplace
- Main bedroom area with vaulted ceiling boasting barn boards and timber beam
- French door to Juliet balcony overlooking pool

MASTER ENSUITE

- Limestone flooring
- Freestanding slipper tub with chrome tap and hand held sprayer
- Oversized walk-in shower with limestone floor, ceiling and wall surround, multiple spray jets
- Two unique pedestal sinks with granite countertops and backsplash
- Mirrors and sconce lighting
- Kohler toilet
- Access to large walk-in closet with organizers

GUEST BEDROOM

- Situated in its own wing of the second level
- Oak hardwood floors
- Five picture windows
- Double clothes closet

ENSUITE BATHROOM

- Limestone flooring
- Walk-in shower with adjustable handheld sprayer
- Ceramic backsplash
- Kohler sink with limestone countertop
- Kohler toilet

LAUNDRY

- Kenmore stainless steel washer and dryer, plus a second set of Amana washer and dryer
- Scrub sink

THIRD WING

- A long hallway with oak hardwood flooring leads to 3 more bedrooms

BEDROOM 3

- Oak hardwood flooring
- Box vaulted ceiling with central chandelier
- Walk-in closet
- Four picture windows

ENSUITE

- White Subway style tile half wall
- Ceramic tile floor
- Pedestal sink with chrome fittings
- Kohler toilet
- Full bathtub with adjustable shower head

BEDROOM 4

- Oak hardwood flooring
- Large walk-in closet
- Vaulted box ceiling with central chandelier
- Four picture windows

ENSUITE

- White ceramic flooring and Subway tile half wall
- Pedestal sink with chrome fittings
- Kohler toilet
- Tub with adjustable shower head

BEDROOM 5

- Vaulted ceiling
- Central chandelier
- Corner room, surrounded by picture windows
- Walk-in closet

ENSUITE

- White ceramic flooring
- White Subway style ceramic half wall
- Pedestal sink with chrome fittings
- Tub with adjustable shower head
- Kohler toilet

LOWER LEVEL

- The lower level is completely finished, and has numerous areas for entertaining and relaxing. The rear of the home has a walk-out to the pool and patios at grade level, affording natural light into all the rooms

SAUNA WING

- Clay tile flooring
- Cedar lined sauna with benches and electric rock/steam system
- Feature stone wall with barn timber framing
- Step-up indoor hot tub in hexagonal shaped corner overlooking pool
- Three piece bathroom with walk-in shower

FAMILY ROOM

- Absolutely massive room with two double french door walk-outs to the pool area
- Berber broadloom, pot lights
- Pool table area





LUXURY FEATURES

FAMILY ROOM CONTINUED

- Wall of custom built-in bookcase, shelves and entertainment unit
- Feature stone wood burning fireplace
- Bar area with bar fridge
- Cold storage/cellar room behind bar

MAIN GAMES ROOM WING

- Clay floor tiles throughout
- Pot lights
- Feature stone wood burning fireplace
- Oversized storage room with built-in bookcases, clay tile floor
- Third furnace room with Trane furnace
- Central games room area accommodates air hockey and ping pong with ground level walk-out to treated timber deck and patio
- Cold storage/cellar room off games room
- Large storage room behind games room

BEDROOM

- Currently used as a sewing/crafts room, it would easily become another bedroom
- Clay tile flooring
- Numerous built-in bookcases
- Wall of windows.

UTILITIES ROOM

- Oversized hot water tank
- Water softeners
- Ultra violet water treatment system
- Electrical systems, 600 amp
- Trane high efficiency furnace with electronic air cleaner
- Central vacuum system
- Second hot water tank

EXTERIOR GROUNDS

GUEST HOUSE

- Built in 1990, it functions as a full secondary home for extended family, or nanny
- Accessed easily from the front of the home or from the patio off the dining room
- Surrounded by wooden decks, stone patio with wood burning fireplace
- Screened three season porch
- Sliding glass door entry in family room with wood burning stove and rustic pine floors
- Pot lights, fan
- Step up to dining area with dormered picture window and vaulted box ceiling
- Generous full kitchen open to family room and dining area, with electric stove, fridge and double stainless steel sink
- Two bedrooms with single closets, pine floors and dormers
- Full four piece bathroom with pine flooring, tub with shower, oak cabinetry and corian countertops.

MUSKOKA CABIN

- Set into the wooded area of the property, it overlooks the pond
- Cedar log construction, built in 1992
- Foyer entrance with cedar flooring throughout
- Main family room area with cedar lined walls
- Wood burning stove feature
- Kitchenette with stainless steel sink
- Lofted sleeping area

SMALL HOCKEY ARENA

- Outdoor hockey arena with full boards
- Easy to flood concrete pad
- Basketball nets for summer fun
- Steps to the hockey hut which acts as a change room and relaxing zone.

POOL

- Fabulous 200,000 litre kidney shaped salt water pool with slide, full walk-in staircase and hot tub with waterfall
- Full stone decking and armour stone steps and landscaping
- Gorgeous cedar Lanai with double screen opening, ceiling fans and covered portico
- Cedar change room with walk-in shower and ceramic floor

POOL UTILITIES CABANA

- Houses the pool systems including two filter pumps, pool heater, separate electrical panel and “Aqua Logic” automation and chlorination system

GARDEN SHED

- Cedar shingle exterior
- Houses grounds keeping equipment

GREENHOUSES

- Three full size greenhouses, or “Hoop” houses
- Not permanent structures

TENNIS COURT

- Full size tennis court with artificial turf
- Situated at the front of the grounds, discreetly tucked away.



OF NOTE:

- 3-4 ares are considered Conservation lands, and are in the Northeast corner of the property in the wetlands area. There is a substantial tax rebate attributed to a maximum of 4.53 acres under the Land Conservation Tax Rebate Program
- The greenhouses were once a part of a business that included hybrid Hostas, Day lilies, Iris, Peonies and various perennials that are planted through the grounds
- There is an irrigation system for the gardens and lawn
- There is a gas fired electric start generator in the main attached garage that controls the critical areas of the home in the event of a power outage
- Gorgeous Pond with bridge and fountain in the center keeps the water flowing. From here, admire the far side of the Escarpment

LISTING INFORMATION

2190 28TH SIDEROAD, MILTON

Price: \$2,598,000
Possession: 60 days / TBA
Lot Size: 20 acres
Square Footage: 6,440 sq ft above grade
Total Living Space: 10,151 sq ft
Guest House: 2,380 sq ft
Deposit: \$150,000
Taxes: \$8,232 / 2014
Legal Description: PT LT 28, CON 2 NAS , AS IN 618313; MILTON/NASSAGAWEYA
Listing Agents: Don Goodale & Brad Miller



The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.



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