



Richard K.C. Ling, Broker
416.809.0909 (Voice, Text) / Mail@RichardKCLing.com / @RichardKCLing

Presents

www.DavidMarcusDressage.com

(Campbellville - \$1,580,000 - Ideal for Families with Olympic Ambitions)





Indoor Arena - Full Olympic Standard





Barn - Indoor Arena/Observation Lounge / Tack Room



Barn - Entrance / Guest Washroom





Barn - Wash and Feed Stalls



Barn - Back Entrance / Extended 18 Stalls









1 of 3 Oak Board Paddocks /
2 Small Paddocks outside the Indoor Arena





Path leading to additional Paddock /
Barn at the back of the Property /
not used





Automatic Gates - Paved Driveway to Front Door

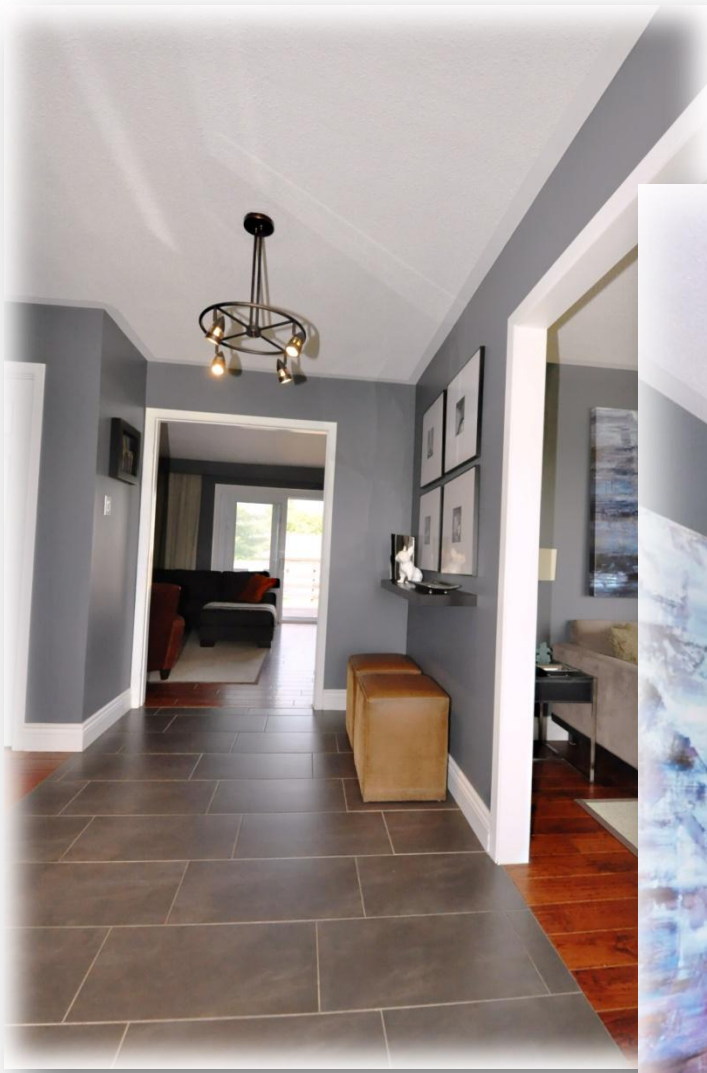




Front Porch















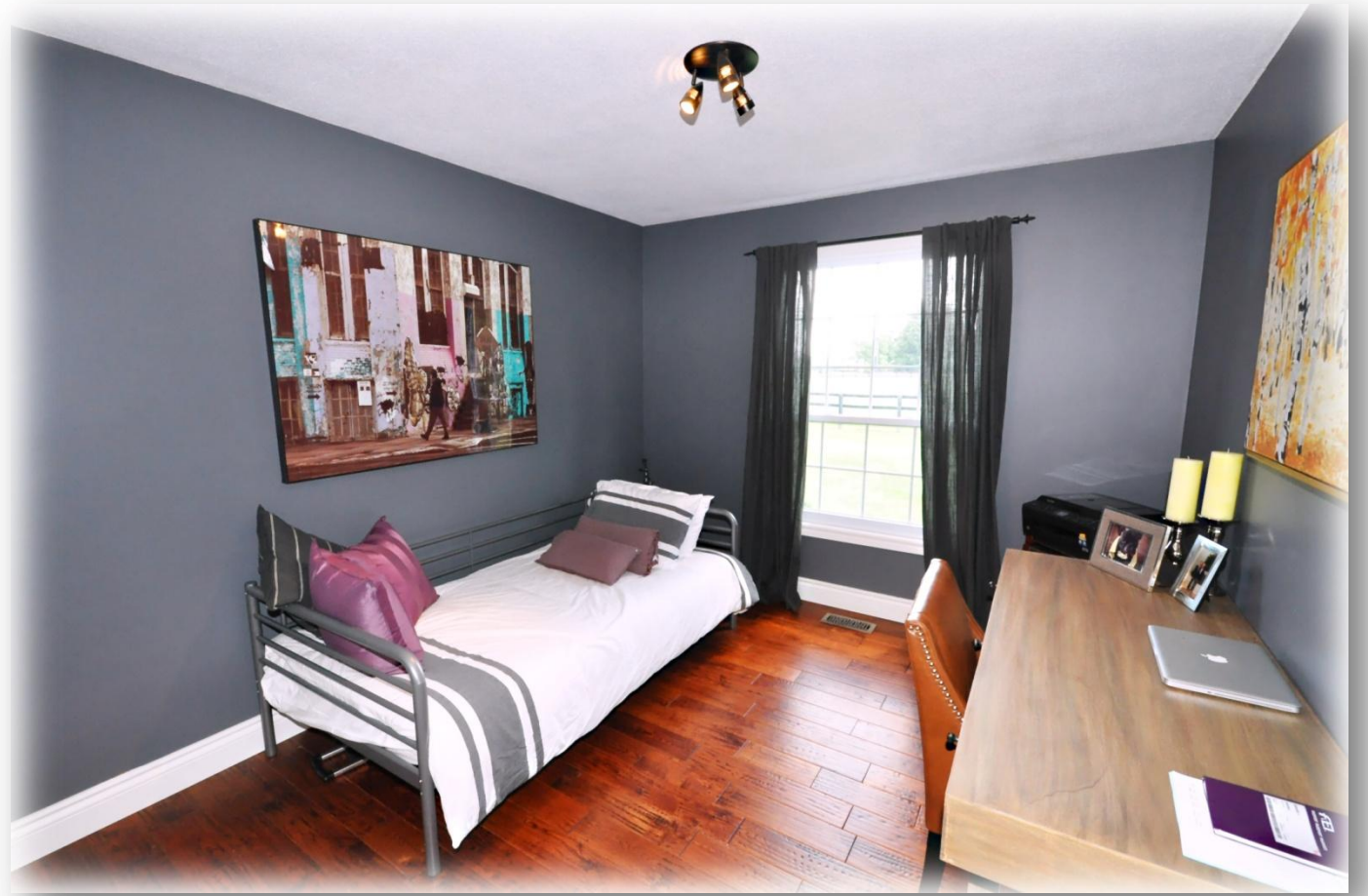




Deck accessed via Family Room









Mud/Laundry Room (Access to Garage/Powder Room)





Shed / Staff 2 Bedroom Apartment / 3 P.c Bathroom / Kitchen

Staff - 2 Bedroom Apartment / 3Pc Bath + Kitchen





Staff - 2 Bedroom Apartment / 3Pc Bath + Kitchen





Staff - 2 Bedroom Apartment / 3Pc Bath + Kitchen



Main Residence(c1970's): Guttled/Renovated

- Approximately 2,000 sq.ft. on Main Level
- Nice Appointments - Wide Plank Dark Oak Engineered Wood Floors, Stone Wall-to-Wall Fireplace (Wood burning), Stainless Steel Appliances, Granite Counters, Ceramic Backsplash, Large Tile Ceramic Floors, New Bathroom, Custom Draperies, Double Stainless Sink, Wine Fridge
- Lower Level "Designer Ready": 8' Ceilings, Framed for Fourth Bedroom, Brick Wall-to-Wall Woodstove; Walk-out to Patio under Deck
- Front Porch
- Central Air
- Oversized Double-Car Garage: Direct access to House; additional Exit Portal at Back; Automatic Garage Door Openers

Main Barn Extended / Indoor Arena & Staff Quarters Added / Drainage Implemented

- Main Barn Extended to ~ 200' x 50' (Includes: 18 Stalls; Two Feed Stalls; One Wash Rack; Viewing Lounge and Tack Room; Heated Office; Heated Washroom; Laundry Room; Hayloft with Cupola
- Indoor Arena approximately 70' x 200' (Full Olympic Size)
- 1x Shed in the Front Paddock
- 1x Old Barn at the Back of the Property
- 10s Flex Fence Paddocks
- 3x Old Fence Paddocks
- 2x Smaller Paddocks outside Indoor Arena
- Nicely Appointed Staff Quarters (2 Bedrooms plus 3 Pc Bath/Kitchen)
- Grounds under Extension and Arena Tiled to culvert for Drainage

Grounds

- 15.07 Rolling Acres
- Fenced Border at Front leading to the Automatic Gates
- Paved Driveway
- 4 Electric Lamp Posts
- Grounds under Extension and Arena Tiled to culvert for Drainage
- Boulders (excavated from property) Accented Borders

Property Details

- Natural Gas Available (Currently Forced Air Oil)
- 222' Frontage
- 15.07 Acres (Irregular)
- Just South of Campbellville
- Taxes (2015): \$5,927.28

~ Richard's Comments ~

One thing that strikes me most is that the property seems unusually large for 15.07 Acres. Another thing that strikes me is how nicely appointed everything is, practical without pretension.

David is fine with One Level of Living Space (approximately 2,000 sq.ft. He disliked the previous finishing so much so that he ripped out the whole Lower Level- walls, floors and ceilings leaving frames for one Bedroom and Utility Room but leaving the Bathroom fairly intact (well, bare concrete floors) as well as the Brick Wall-to-Ceiling treatment behind the functioning Woodstove.

The Boulders are a Nice Touch! Love them!

Foyer. 6' 5.25" (1.96) x 13' 9" (4.19)

- Large Ceramic Tile Floors
- Access to Living Room
- Access to Family Room
- Access to Lower Level
- Access to Hall to Bedrooms

Living Room 11' 7" (3.53) x 12' 5" (3.78)

- Wide Plank Dark Oak Engineered Floors
- Picture Windows (3x Panels)
- Stucco Ceilings

Dining Room 17' 9" (5.41) x 11' 6" (3.51)

- Wide Plank Dark Oak Engineered Floors
- Picture Window
- Chandelier
- Stucco Ceiling
- Access to Kitchen

Kitchen. 11' 4" (3.45) x 16' 3" (4.95)

- Wide Plank Dark Oak Engineered Floors
- Wall-to-Wall stone veneer wall
- Fireplace (Wood Burning)
- Built-in Floating KitchenAid Stainless Steel Oven.

- Centre Island 10' 4" x 3' 6"
 - Granite Counters
 - Built-in KitchenAid Stainless Steel Dishwasher
 - Built-in Danby Wine Fridge

- FrigiAire Smooth Top Range
- Ceramic Backsplash
- Double Stainless Basin
- FrigiAire Stainless Steel Fridge
- 2x Windows over Sink

- Built-in Lower Cabinets
- Built-in Upper Dish Cupboard over Secretary

Mud Room 6' 3.5" (1.92) x 7' 7.5" (2.32)

- Large Ceramic Tile Floors
- Window
- Maytag Epic z Washer and Dryer
- Laundry Tub with both Faucet and Hand Shower
- Broom Closet with Railing
- Access to Garage

Powder Room. 5' 0.5" x 5' 11.5"

- Large Ceramic Tile Floors
- 2 Piece

Family Room 12' 8" (3.86) x 14' 11" (4.55)

- Wide Plank Dark Oak Engineered Floors
- Walk Out to Deck 10' 2" x 50'
- Exit to Foyer

Hall to Bedrooms 14' x 9' 8.5"

- Irregular
- 2x Bifold Closets
- 1x Double Bifold Closets
- Wide Plank Dark Oak Engineered Floors

Bedroom No. 2 9' 11.25" (3.03) x 13' 7" (4.14)

- Wide Plank Dark Oak Engineered Floors
- Picture Window
- Double Bifold Closet

Bedroom No. 3 11' 5" (3.48) x 13' 7" (4.14)

- Wide Plank Dark Oak Engineered Floors
- Picture Window
- Double Bifold Closet
- Built-in Door Height Mirror

Master Bedroom 7' 10.75" (2.41) x 14' 2" (4.32)

- Wide Plank Dark Oak Engineered Floors
- Picture Window
- Stucco Ceiling
- Wall-to-Wall Sliding Doors Mirrored Closet
- Built-in Shelves

Lower Level 8' Ceilings. Unfinished

- Storage Under Stairs

Bathroom 10' 9" x 10' 6"

- Panelled Walls
- Concrete Floors
- 3 Piece with Shower
- Unfinished Ceiling

Entertainment Room 12' 2" (3.71) x 44' 6" (14.56)

- Access to Utility Room
- Unfinished Walls (Frames only) & Floors (Concrete)
- Walk out to Concrete Patio (Sliding Doors) 2x Windows Wood stove (Concrete and Brick Wall-to-Wall Mantel)

Common Area 21' 11" x 13' 9"

- Concrete Floors
- Access to Utility Room

Bedroom No. 4 11' x 25' 6"

- 2x Windows
- Concrete Floors
- Frame Only

All information and statements contained here, provided by **Harvey Kalles Real Estate Ltd. Brokerage** regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same as is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.



