



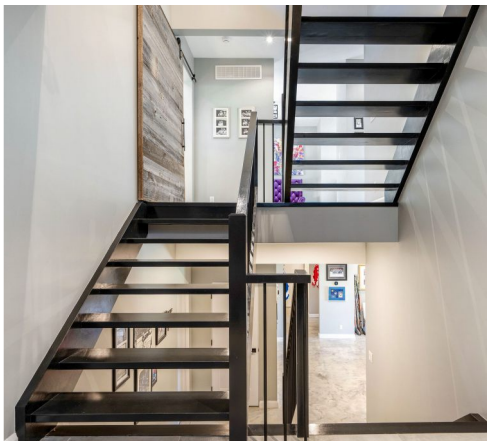
This property is one-of-a-kind.

At the end of a long gravel lane lined with young maples, the land opens and the house comes into view: low, white and quietly confident, its dark metal rooflines floating over bands of black-framed glass. This is a contemporary country residence composed with real discipline, where every room is oriented to light, lawn and tree line, and where the day moves easily between indoors and out.



Step inside and the sightline runs straight through the house to the deck and the trees beyond. Large-format tile underfoot, soft grey walls and crisp white doors with black hardware establish a palette that carries through every level. Reclaimed timber beams frame the living room, and a full wall of barnboard holds the fireplace, the television and built-in shelving in a single composed gesture. Windows on three sides, including a broad sliding wall to the deck, bring the landscape in.

Between living and dining, a built-in bar offers glass-front cabinetry, a mirrored backsplash and refrigerated beverage drawers, exactly where a host wants them. A large bedroom on the main floor opens through its own sliding door to the deck and enjoys a private three-piece ensuite with a glass-enclosed, tiled rain shower and a walk-in closet. It serves equally well as a second primary suite or as a gracious room for guests.



A rare combination of thoughtful design, energy performance and adaptable rural living.

5 Bedrooms

Home: 4,650 sqft

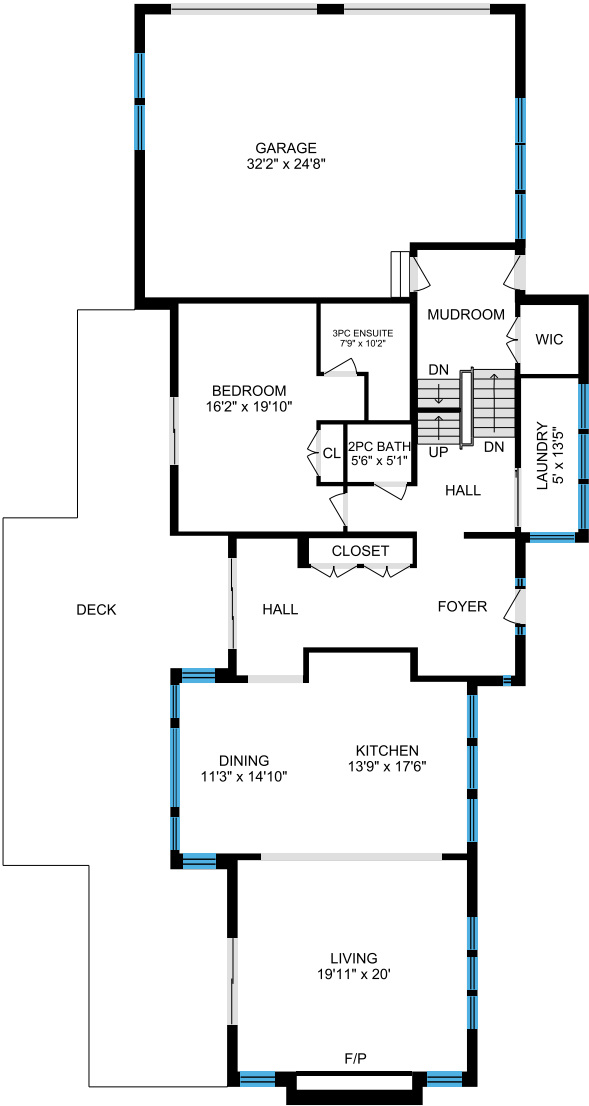
*Approximate

5 Bathrooms

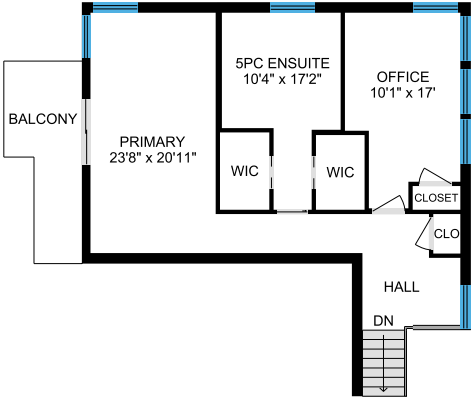
Lot: 150 Acres

*Approximate

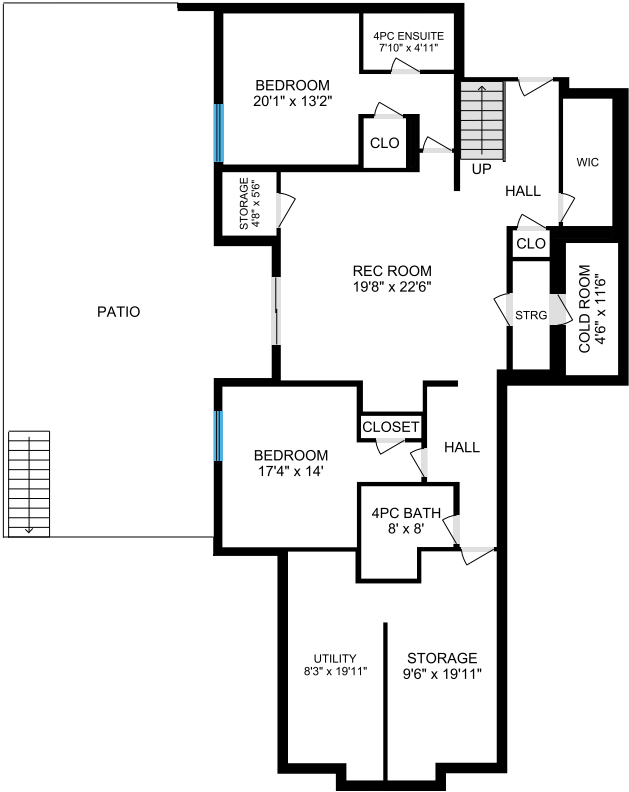
MAIN



UPPER



LOWER





The kitchen is the bright centre of the home. High-gloss white cabinetry runs floor to ceiling, anchored by a generous island with seating for three, a deep undermount sink and a marble-veined countertop that continues up the wall as a full-height backsplash behind the gas range. A double wall oven, French-door refrigerator and a wall of pantry storage make it as capable as it is beautiful, while a band of clerestory windows keeps the room washed in daylight.

The dining area sits in a corner of tall picture windows overlooking the deck, the pergola and the lawn. A linear iron pendant hangs over a table that seats eight with ease, and the deck is only a few steps away when dinner moves outside.



The back of the house is given over to the outdoors. A full-width deck runs the length of the main floor, reached from the hall, the living room and the main-floor suite, and is arranged for dining, lounging and grilling, all facing the lawn.

Below, floating stairs descend past board-formed concrete and boulder gardens to the lower patio and hot tub. From there a line of stone pavers crosses the lawn to a heavy-timber pergola, where deep seating gathers around a steel fire pit, sheltered by evergreens. A small bistro patio, perennial beds, ornamental grasses and a fenced kitchen garden with raised beds complete the grounds.





A short walk from the house, a second building in black board-and-batten holds four garage bays beneath a vaulted ceiling. Today it is a private gym and lounge of nearly 1,500 square feet, with overhead doors that open the whole room to the morning air, a washroom, and sliding glass doors to a covered patio with a warm wood-lined ceiling. Set among the trees near the pavilion, the cabin is a self-contained retreat of roughly 680sqft, with a living room, dining area, kitchen, four-piece bath, laundry and mudroom.

A fabric-covered machine shed of approximately 2,500 square feet, with an overhead door and its own gravel access, provides exceptional storage for equipment, vehicles and toys. Three ground-mounted solar arrays stand on the lawn beside the lane.





The house and its buildings sit in a broad clearing of lawn and field, divided by rows of maple and evergreen and wrapped in hardwood forest that turns gold and crimson each autumn. Mown trails lead out through regenerating meadow. From above, the view runs across rolling bush and farmland to a lake and, on the far horizon, open water. It is a landscape of real privacy, in the heart of The Blue Mountains.



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