



5811 6th Line

The Villa - Your 50 Acre Estate

THE MANTLE GROUP

Sotheby's
INTERNATIONAL REALTY

| Canada

PROPERTY DESCRIPTION

Welcome to “The Villa” a secluded Oasis tucked privately in the countryside. From the moment you drive up the 1000’ winding and tree lined driveway you will be greeted by the subtle profile of the Frank Lloyd Wright inspired Mid Century Modern bi-level bungalow. The subdued and understated entrance from the road adds a curtain of privacy concealing your Oasis beyond the trees.

An extremely well-thought-out estate with no expense spared. European designed with many features & accents throughout the home sourced directly from Europe. Constructed with solid cinder block, brick and wrought iron providing a solid foundation for the impressive interior.

As you walk through the soaring double door entryway, you will be greeted by a breath of fresh air. A stunning atrium filled with live plants growing directly from the earth inside the property and extending upwards towards the 4 panelled skylights. The design was inspired to unify the outside with the inside of the home. Every room has a sweeping view of the estate with the excellent placement of windows including the distinctive ceiling windows in the great room and walk-out balconies throughout this impressive floor plan.

The great room is the heart of the home, accented by a wood burning fireplace, European designed statement chandelier & serene views of the woodlands & pond. Cooking is a pleasure in the European designed kitchen. Earthy & unique rosewood kitchen cabinetry is seamlessly integrated with the state-of-the-art stainless Wolf, Miele and Sub-Zero appliances. The home is equipped with individually controlled surround sound speakers in four of the key areas including the kitchen, great room, pool and back terrace.

The primary bedroom overlooks the grounds with a relaxing balcony to enjoy the outdoors. The impressive primary ensuite is equipped with a wet washroom with a freestanding overflow Victoria & Albert soaker tub that fills from above via the ceiling faucet and overlooks the apple orchard. Additionally, the dual rain shower has space for two and has soothing heated flooring & heated towel rack.

Stepping into the lower-level spa you will enjoy swimming and relaxing all year round with an 80,000L natural indoor pool. The spa features a coffee bar, change rooms, 2-piece powder, free standing soaker tub, walk in rain shower and 6-person sauna, large seating and entertaining area. This special room has been carefully constructed to absorb the sound inside the spa as to not disturb the rest of the home with a ceiling sound absorber system. The pool water is filtered in from the estates pond and is naturally heated by the air.

The bi-level bungalow ensures privacy between all the bedrooms in the home and includes 2 lower-level bedrooms, each with their own view of the estates East side.

PROPERTY DESCRIPTION

No detail has been overlooked in the planning of the estate. The grounds have been thoroughly designed to connect you to the outdoors with water & power installed across the property. The pond is equipped with a pump system to give way to a tranquil waterfall. Spotlights have been installed to illuminate the pond & surrounding property for nighttime enjoyment. In the winter months, the pond freezes over making it the ideal place for a pickup shinny game with friends & family.

This sprawling 50 acre property allows for endless opportunities & future development. Situated amongst a mix of diverse forest types and rolling hills of the Oak Ridges Moraine in Southern Simcoe Country. The property has been managed under the Woodlands Improvement Agreement since 1976. Beautiful and newly planted pine and spruce plantations were established in 1978 & enhanced in 2003. A small creek, which traverses the middle of the property contributes to the headwaters of the Beeton Creek with several seepage areas found in the mixed wood valley of the property. The entire estate is an important groundwater recharge area for the community.

“The Villa” makes for an excellent investment opportunity as this home sits just South of Alliston & Beeton, Ontario which have seen a recent real estate boom in the last few years. New Tecumseth’s future plan includes major development within the immediate area of the estate. Southern Ontario’s top developers, including Mattamy Homes, have purchased lots close by that will begin to develop into residential neighbourhoods.

For the hobby enthusiast, The Villa provides acres of open fields that feature an apple orchard & grape vines, perfect for making your own wine or baking a home-grown apple pie. Many acres of cleared & flat land provide the opportunity for an abundance of recreational activities. Enjoy ATV and walking trails, two large ponds with a connecting river home to various types of animals and wild gardens. Utilize the 2,000 square foot workshop to the East side of the estate and add a second driveway to this section of property towards the workshop or granny suite.

The property is eligible and participates in the Managed Forest Plan it provides a substantial property tax rebate. With the environment in mind, the house is naturally heated and cooled by a Geothermal HVAC System. Three freshwater wells on the property provide more than enough water to accommodate future property development. The property currently only uses one well as that provides more than enough water access.

Live within close proximity of Downtown Toronto & Barrie. Only five minutes to prestigious Club Link golf course, The Club at Bond Head. Nearby to equestrian farms for your horse riding, training and boarding needs. Shop for your produce at the local farms or at the shops within Tottenham & Bradford.

A lifestyle like no other soon to be yours at The Villa.

PERTINENT PROPERTY DETAILS

Details

- Bedrooms: 4
- Bathrooms: 4
- Lot: 50 Acres (50 x 50 Acres)
- Square Footage: 6,710 Total Living Area (Main Floor: 3,374 & 3,336 Lower Level)
- Parking: 3 Car Garage, 30 Driveway Parking Spaces
- Yearly Taxes: \$10,500.00/2021 (Ontario Managed Forest Tax Incentive Program)
- Rental Items: Propane Tank (500 USWG) \$10.42/month
- Heating & Cooling System: Forced & Central Air - Heating & Cooling by High Efficiency Geothermal HVAC System (2021), On-Demand Boiler (2021) with Back-Up Boiler
- Indoor Pool: 80,000 Liters, Automatic Daily Filter, Naturally Heated
- Water Systems: 3 Property Wells, UV Water Filtration System (Provides Safe Drinking Water)
- Sewer Source: Property Oversized Septic Tank
- Irrigation: Pond Water, Installed Sprinkler System Throughout the Grounds
- Fireplaces: 2 Woodburning Fireplaces
- Auxiliary Buildings: Workshop - Hydro Service, Water, Hot Water Tank, Propane & Heating System
- Soil Type: Tioga Loamy Sand/Bottomlands
- Topography: Flat & Rolling
- Water: Vernal Pools (Seasonal), Stream, Dug Pond
- Zoning: A1-Agriculture
- Legal Description: PT LT 13 CON 5 TECUMSETH AS IN R0307526 TOWN OF NEW TECUMSETH

PERTINENT PROPERTY DETAILS

Features

- Frank Lloyd Wright Inspired Design
- One of a Kind Imported European Fixtures & Finishes
- High End Kitchen Appliances Including Wolf, Miele, Sub-Zero & Gaggenau
- European Design Feature Walls
- Surround Sound Speakers Throughout The Home
- Impressive Primary Wet Ensuite Bathroom
- 80,000L Indoor Pool
- 2 Wood Burning Fireplaces
- Multiple Skylights with Rain Sensors
- Central Vacuum Throughout
- Newer Roof (2018)
- UV Water Filtration System (2020)
- 3 Car Garage with Workshop
- Open Flat Fields
- ATV & Hiking Trails
- Apple Orchard with 12+ Apple Trees & Grape Vines
- 2 Large Ponds with Connecting Creeks & Streams
- Wild Gardens
- 3 Fresh Water Wells
- 2,000 Square Foot Workshop (Permitted Future Granny Suite & Additional Driveway From Main Road Capabilities)

PERTINENT PROPERTY DETAILS

Features

- Part of The Ontario Managed Forest Tax Incentive Program (MFTIP)
- Rolling Hills of Oak Ridge Moraine in Southern Simcoe Country
- Managed Under a Woodlands Improvement Agreement Since 1974 (the mature hardwoods were improved through a firewood culling in 1976, a further selective harvest in 1996 & 2021. 2 Pine & Spruce plantations were established in 1978 with a second planting in 2003)
- Trees: Eastern White Pine, Red Pine, Eastern Hemlock, Eastern White Cedar, Sugar & Red Maples, Red Oak & Poplar
- Valuable Bird Nesting Habitat
- Wildlife Habitat: Many Different Species of Mammals, Birds & Amphibians (Notably White-Tailed Deer, Songbirds, Horned Owl)
- Vegetation: Lilly of the Valley, Ferns, Trillium, Solomons Seal, Grasses

Inclusions: Sub-Zero Built-In Double Door Refrigerator, Samsung Microwave, Gaggenau Wall Oven, Miele Dishwasher, Wolf Five Burner Ceramic Cooktop, Thermador Hood Fan, Whirlpool Washer & Dryer, All Electrical Light Fixtures & Fans, All Window Coverings Blinds & Rods, Sunroom Skylight Rain Sensors, Surround Sound Stereo & Equipment, All Custom Closets & Organizers, High Efficiency Geothermal HVAC System & Equipment, All Pool Equipment, Exterior Irrigation System & Equipment, Water Softener, Propane Tank (500 USWG) & Equipment, UV Water Filtration System & Equipment, Central Vacuum & Equipment, Two Ecobee Smart Thermostats, Outdoor Gas Firepit, Workshop: Hot Water Tank & Equipment, Storage Shelving.

PROPERTY INFORMATION

Front Entry

- Imported Travertine Tile Flooring
- Plush Broadloom Stairway to Main Living
- Plush Broadloom Stairway to Lower Level
- Two Mirrored Closets
- Floor-to-Ceiling Entry Door
- Pot Lights & Track Lighting
- Four Panelled Skylight
- Live Garden

Main Floor Foyer

- Imported Travertine Tile Flooring
- Pot Lighting
- Specialized European Designed Feature Wall
- Entry to Living Room

Great Room

- Quarter Cut Custom Oak Hardwood Flooring
- European Imported Chandelier & Pot Lighting
- Integrated Surround Sound Stereo System
- Wood Panelled Decorative Ceiling with Window Surround
- South, East, & West Facing Windows
- Wood burning Fireplace with Brick Feature Wall
- Entry to Dining

Dining Room

- Quarter Cut Custom Oak Hardwood Flooring
- Chandelier
- Integrated Surround Sound Stereo System
- Walkout to South Balcony
- Entry to Kitchen

Kitchen

- Imported Travertine Tile Flooring
- Pot Lights & Track Lighting
- Custom Rosewood Cabinetry
- Granite Countertop & Backsplash
- Sub-Zero Built-In Double Door Refrigerator
- Samsung Microwave
- Wolf Five Burner Ceramic Cooktop
- Thermador Hood Fan
- Gaggenau Wall Oven
- Miele Dishwasher
- Integrated Surround Sound Stereo System
- South Facing Window
- Entry to Laundry
- Entry to Sunroom

PROPERTY INFORMATION

Sunroom

- Imported Travertine Tile Flooring
- Chandelier Wall Sconces, Pot Lights & Track Lighting
- Five Automatic Rain Censored Skylights
- Window Coverings
- Wood Burning Fireplace with Tile Surround
- Storage Cabinet
- Southwest Views
- Entry to West Terrace

Laundry

- Imported Travertine Tile Flooring
- Flush Mount Lighting
- Whirlpool Washer & Dryer
- Laundry Sink
- Laundry Folding Table
- Double & Single Door Closets
- West Facing Window
- Entry to Garage

Garage Foyer

- Imported Travertine Tile Flooring
- Flush Mount Lighting
- Double Door Closet
- Entry to 3-Car Garage
- Entry To Sunroom

Main Level Foyer

- Imported Travertine Tile Flooring
- Pot Lighting
- Three Double Door Closets
- Ecobee Thermostat
- Entry to Kitchen & Great Room

3-Piece Bathroom

- Imported Travertine Tile Flooring
- Vanity Lighting
- Skylight
- Glass Enclosed Rain Shower & Handheld
- Granite Countertop
- Wall Mirror

PROPERTY INFORMATION

Primary Bedroom

- Quarter Cut Custom Oak Hardwood Flooring
- Chandelier, Pendant Lighting, Haiku Light & Fan
- Designer Wallpaper Feature Wall
- Walk-out to South Facing Private Balcony
- Entry to Primary Ensuite

Primary 6-Piece Ensuite

- Temperature Controlled Travertine Tile Flooring
- Pot Lights, Sconce & Vanity Lighting
- Heated Towel Rack
- Double Sink Vanity with Stone Countertop & Backsplash
- Water Closet with Storage Cabinet, Toto Toilet & Bidet
- Freestanding Victoria & Albert Soaker Tub with Ceiling Fill Spout
- Axor Faucet
- Double Rain Showers with Handhelds
- Entry to Walk-In Closet

Primary Walk-In Closet

- Controlled Travertine Tile Flooring
- Track Lighting
- Built-In Adjustable Custom Closets
- East Facing Window

Second Bedroom

- Plush Broadloom
- Track Lighting
- Two Double Door Closets
- East Facing Window

Lower Level Atrium

- Ceramic Tile Flooring
- Flush Mount Lighting
- Live Garden Grown Directly from the Earth
- Sliding Glass Door Entry to Indoor Pool
- Entry To Lower-Level Bedrooms & Theatre
- Entry to Utility Room

Lower Level Hallway

- Ceramic Tile Flooring
- Pot Lighting
- Entry to Lower-Level Bedrooms & Theatre

PROPERTY INFORMATION

Third Bedroom

- Engineered Hardwood Flooring
- Track Lighting
- Window Coverings
- Walk-out To East Estate

Lower Level 3-Piece Bathroom

- Tile Flooring
- Pot Lighting
- Rain Shower with Handheld
- Toto Toilet
- Vanity

Fourth Bedroom

- Engineered Hardwood Flooring
- Track Lighting
- Built In Shelving Unit
- East Facing Windows

Theatre

- Engineered Hardwood Flooring
- Chandelier
- Two Double Door Closets, One with Cedar Storage

Pool & Spa

- Ceramic Tile Flooring
- Seven Hanging Mid-Century Pendant Lights
- Ceiling Sound Barriers
- 80,000 Litre Pool
- Aztec Stone Feature Wall
- Sliding Door East Walk-out
- Two Taps for Rinsing
- Large Sunroom
- Integrated Surround Sound Stereo System
- Ecobee Smart Thermostat
- Beverage Bar

Pool & Spa 4-Piece Bathroom

- Ceramic Tile Flooring
- Pot Lighting
- Pedestal Sink
- Stone Countertop
- American Standard Toilet
- Freestanding Soaker Tub with Decorative Exterior
- Rain Shower with Handheld
- Six-Seater Sauna
- Walk-out to Backyard Patio

PROPERTY INFORMATION

Exterior Patio

- Interlocking Stone
- Walkway Lighting
- Electrical Plugs Throughout
- Wood Burning Fire Pit
- Gas Burning Fire Pit
- View of Pond and East Facing Landscape

Workshop

- Three Large Sliding Doors with Multiple Man Doors
- Half of The Workshop is Insulated & Dry-Walled
- Connected to Heating & Cooling, Electrical & Plumbing Systems
- Rough-In for Bathroom

NEIGHBOURHOOD



5811 6th Line

Beeton, ON

HOODQ ADDRESS REPORT™

Michela Mantle
905.330.4077
michelamantle.com

SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.



Tecumseth South Central PS

Designated Catchment School
Grades PK to 8
2124 10th Side Rd

Tecumseth Beeton ES

Designated Catchment School
Grades PK to 8
43 Patterson St

Banting Memorial HS

Designated Catchment School
Grades 9 to 12
203 Victoria St E

Académie La Pinède

Designated Catchment School
Grades PK to 6
116 Waterloo Rd E

ÉS Roméo Dallaire

Designated Catchment School
Grades 7 to 12
736 Essa Rd

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



The Club at Bond Head

15675 Dufferin Street



Beeton Dog Park

152-242 10th Side Rd



Beeton Memorial Arena

22 Second Street



Beeton Community Park

72 Prospect St



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 15.06km.



Stevenson Memorial Hospital

200 Fletcher Cres



Fire Station

130 Prospect St



Police Station

4601 Industrial Pkwy

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Grocery



Gas Station

HoodQ

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Michela Mantle

Sales Representative

905.330.4077 | 416.960.9995

mmantle@sothebysrealty.ca

michelamantle.com & sothebysrealty.ca

1867 Yonge Street, Suite 100, Toronto

125 Lakeshore Road East, Suite 200, Oakville

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