



## Rose Hill Terra Cotta

**Location: Terra Cotta**

**Acreage: 21.7 Acres**

**Price: \$1,170,000.00**

Rose Hill is a country lover's dream now at a reduced price.

Down a winding driveway a totally restored Napier Simpson designed 3 bedroom home on 21.7 acres in the Bellfountain, Erin, Terra Cotta triangle. An array of local activities awaits: from the arts, fine dining, fishing, hiking on the Bruce, Trans Canada and many other trails besides those on the property, to equestrian pursuits. Depending on the time of day, 45 minutes to Toronto and 20 minutes to Pearson Airport.

As a weekend escape without the Hwy 400 traffic or as a fulltime commutable residence Rose Hill will tempt you. Extensive trails criss-cross the acreage through meadow, hardwood and pine woods, across streams, valleys and hills. The present owners made their decision to purchase Rose Hill after a 30 minute walk on the property's trails.

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The renovation of the house was extensive and included new flooring, kitchen, high efficiency windows, geo-thermal heating and cooling, a 3 bay garage, a swimming pool with UV sanitization virtually eliminating chemicals. The sun filled 7 sided living room offers lovely south views across the property. A 3 season sun room off the kitchen is a favourite spot. A detached building presently used as a workshop could readily be used as a studio or office.

Hardwood flooring in most areas, slate and ceramic in others. There is brand new broadloom in the delightfully whimsical Family Room with window seats and built in bookshelves.

This Spring, make your move. Come and visit Rose Hill.