



**moffat
dunlap**

REALTOR
BROKERAGE

Hockley River Cottage

Location: Mono

Acreage: 13 Acres

Price: \$2,250,000.00

Hockley River Cottage

Enchantingly located on the northern ridge of Hockley Valley is this spacious 4-bedroom residence with over 1200 ft of water frontage on the Nottawasaga River. The nearly 13 acres of property consists of hiking trails, orchard, deciduous forests, varying topography, spring fed pond, down a very private driveway just north of the Hockley Valley Road. The conservation lands that surround the property offer miles of hiking trails.

The residence is designed with two separate living spaces - one, a primary wing with two bedrooms and the other consists of an additional living room and two further bedrooms. The main part of the house has a large family room with soaring granite walled fireplace offer superb views towards the river.

The octagonal shaped kitchen leads to the dining area and then to the comfortable three season room. From there, it is easy access to the yard, terrace, and BBQ area.

There is an additional studio building with a 3-piece bathroom, loft bedroom and lower studio space, all complimented by a wood burning stove.

The separate two bay garage is large and offers additional storage space.

The property is super convenient yet ultra private. 5 minutes to Orangeville and 30 minutes to Pearson Airport.

Presented by

Nik Bonellos,

Sales Representative

Phone: 416-876-9581

nik.bonellos@moffatdunlap.com

Bedrooms : 4