

# FOR SALE



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14318 Creditview Road  
Cheltenham, Ontario



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Sales Representative

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**Your Caledon Real Estate Connection**



**The kitchen is definitely the heart of this home.**

Totally remodelling in 2012, kitchen features a huge centre island with deep farmhouse sink, a gas stove with prep sink nearby, tons of pantry space & laundry/mudroom just steps away.

The counters are topped with granite with beautiful back-splash accents.



The dining room has hosted family and guests for over 100 years!

The deep red colour, wide plank flooring & pretty French Doors speak to Canadian traditions.

The doorway leads to the backyard deck with retractable awning & hot tub that extends the outdoor season.



**Welcome to the Parlour!**

Graciously appointed living room features a gas fireplace & built-in cabinetry.

The beautiful plank flooring continues into this cozy and surprisingly spacious room.

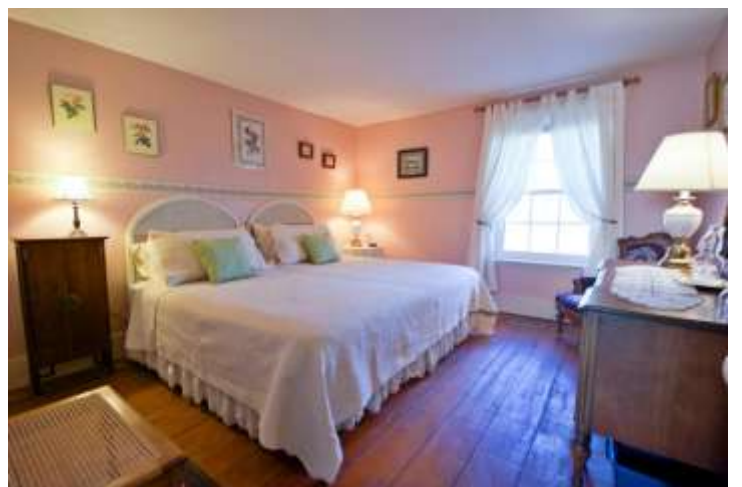


The office or music room is at the front of the house for easy access, as is the delightful powder room.

Open the door behind the bathroom door for another surprise!



Master Bedroom features beautiful crown moulding, warm walnut coloured laminate floors, a walk-in closet & a 3 piece en-suite with luxurious heated floors.



Green Bedroom has 3 piece en-suite. Notice the beautiful plank floors thru-out the 2nd level





The Caledon Trail is just one of Cheltenham's many charms. The trails allows you to hike, cycle or horseback ride from Terra Cotta to Palgrave—a 35 km stretch with coffee shops & natural sites along the way.

## Additional Information

Complete renovation in 1988. At that time, the house was raised to allow for a new basement, as well, new plumbing, wiring, blown-in foam insulation, drywall and fixtures were installed.

- New windows in 2004
- New garage roof in 2009
- New metal roof on house in 2010
- Master Bedroom & en-suite with heated floors remodelled in 2010
- Gas Fireplace in Living Room: 2010
- Kitchen totally remodelled in 2012. New cabinetry with granite counter tops, gas stove, SS Farmhouse Sink, prep sink, backsplash.
- New natural gas furnace & air conditioner in 2014
- Extra insulation added to bring attic to R60 in 2014
- New Generator panel in 2015
- New backdeck awning in 2015
- New Water softener in 2016
- New deck railings 2016
- Central Vac

Hydro approximately \$3500. per year

Gas approximately \$1100. per year

Water approximately \$460 per year including hot water tank rental

Taxes: \$4994 in 2016

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## Schools Serving the Area:

### Public Schools

Credit View Public School - Phone: 905-838-2121  
Kindergarten to Grade 8

Mayfield Secondary School – Phone: 905-846-6060 / 905-854-9144  
Grade 9 to Grade 12

Herb Campbell Public School – Phone: 905-838-3952  
Grade 1 to Grade 8 French Immersion

Humberview Secondary School—Phone: 905-857-0771  
Grade 9 to Grade 12 French Immersion

### Catholic Schools

St. Cornelius – Phone: 905-584-2245  
Junior Kindergarten to Grade 8 & French Immersion

Robert F. Hall – Phone: 905-584-1670  
Grade 9 to Grade 12 & French Immersion

## Shopping

**Cheltenham Country Store**—in the Village of Cheltenham

Groceries & frozen goods, deli counter offering sandwiches & coffee, gifts & ice cream.

Cheltenham store has an inviting front & back porch plus it is on the Credit River, so they have provided a small dock for water enthusiasts (usually on inner tubes, kayaks or canoes)

Canada Post Office is in the store.

**The Spirit Tree**— just on the north side of Cheltenham on Boston Mills Road between Creditview & Mississauga Road. This newest treasure to our landscape is a working apple orchard with a cider distillery, wood-stove based bakery & small restaurant on site. It's all housed in a straw-bale constructed building that uses geo-thermal heat.

**Brampton**—5 minutes south

Groceries, pharmacy, gas stations, restaurants at Mayfield and more as you drive further into Brampton

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## Cheltenham and Area

### In the Village of Cheltenham:

Cheltenham Country Store

Top of the Hill Bed & Breakfast

From Head to Toe Spa

Trans Canada Trail "Rail Trail" – cycling, cross country skiing, hiking, horseback riding etc.

Childrens' Playground

Fire Hall, Community Centre & Ball Diamonds

### Within 10—15 minute drive in Caledon:

The Grange Equestrian Area—Creditview & Olde Base Line

Lloyd Wilson Arena - ice rink for skating & hockey.

Inglewood Public Library & Community Centre.

Home to the Inglewood Tennis Club

Home of the Inglewood Schoolhouse Players theatre group.

Caledon Hills Cycle Shop & Caledon Cycle Club / Caledon Nordic Centre

Riverdale Fitness Mill & Canadian Cross Training Club – C3

Caledon Fly Fishing

Body Perks—Aromatherapy / Nails etc.

Norm Martin Sales—equipment sales & repair

Lucille Weber's Gallery

Village Montessori School

Caledon Country Club – Golf Course

Caledon Ski Club

Archers of Caledon

Brampton Flying Club

Caledon Hunt Club

Devil's Pulpit Golf & Country Club

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