



95  
**EDEN VALE**  
— DRIVE —  
KING, ONTARIO



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## A PRIVATE PARADISE WHERE GRANDEUR AND WARMTH MEET, IN ONE OF CANADA'S MOST BREATHTAKING SETTINGS

Welcome to 95 Eden Vale Drive, in King Township's premier neighbourhood for luxury living, Fairfield Estates. Even within its extraordinary setting, this outstanding property sets itself apart. The home sits high atop 2.12 lush acres overlooking its neighbours and backing onto a lovely woodland that only adds to its privacy. Unparalleled, mature landscaping on a grand scale creates absolute magic!

Upon stepping into the home, a grand foyer of restrained proportions opens immediately into a spectacular sunken living room with tray ceiling over 18 feet high. Two things stand out: that rare balance of warmth and family living with a sense of comfortable grandeur, and the stunning attention to detail in the timeless finishes. A large, elegantly-trimmed bow window captures the way the home's layout brings light into every room and enhances the connection with the pristine outdoors, one of the main reasons to live in King.





## DINING ROOM

Perfectly proportioned, finished with flawless attention to detail and overlooking the front gardens, the formal dining room can comfortably seat up to 14 people.



## KITCHEN

Form and function align in this grand but warm space. Entertainers and gourmet chefs alike will appreciate amenities such as the side by side integrated Sub-Zero fridges, 6-burner range, Wolf double wall oven, warming drawer and more. A wonderful feature of this kitchen is the walk-out to a large loggia, a true outdoor room that invites lounging or working while enjoying the quiet beauty of the back yard and gentle waterfall sounds.





## FAMILY ROOM

The family room with over 12-foot coffered ceiling, gas fireplace and property views is a generous, uplifting space adjacent to a pantry with amenities for handy snack-making! Timeless built-ins accommodate storage for the stuff of family living.

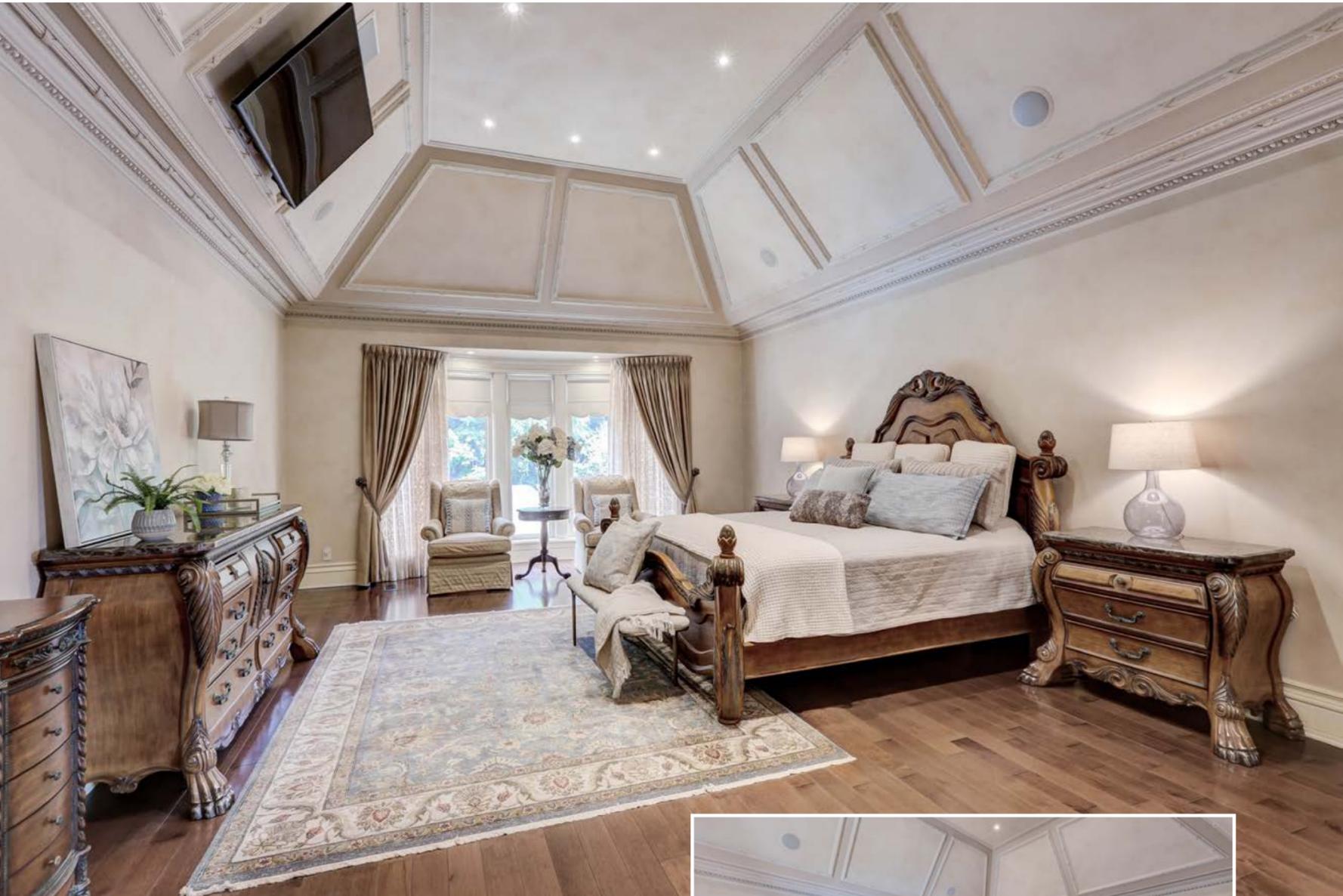


## OFFICE

Spectacular ceiling detail, secluded views and generous spaces are characteristic of the home and the office is no exception. The room is conveniently located near the front door, for those meeting clients at home. Visitors will be inspired by the quality and calm, so evident in this space.

An inviting main floor laundry with drying rods—and views—also features a nook for your pet's bed, so furry family can keep you company while you attend to the necessities of daily living.

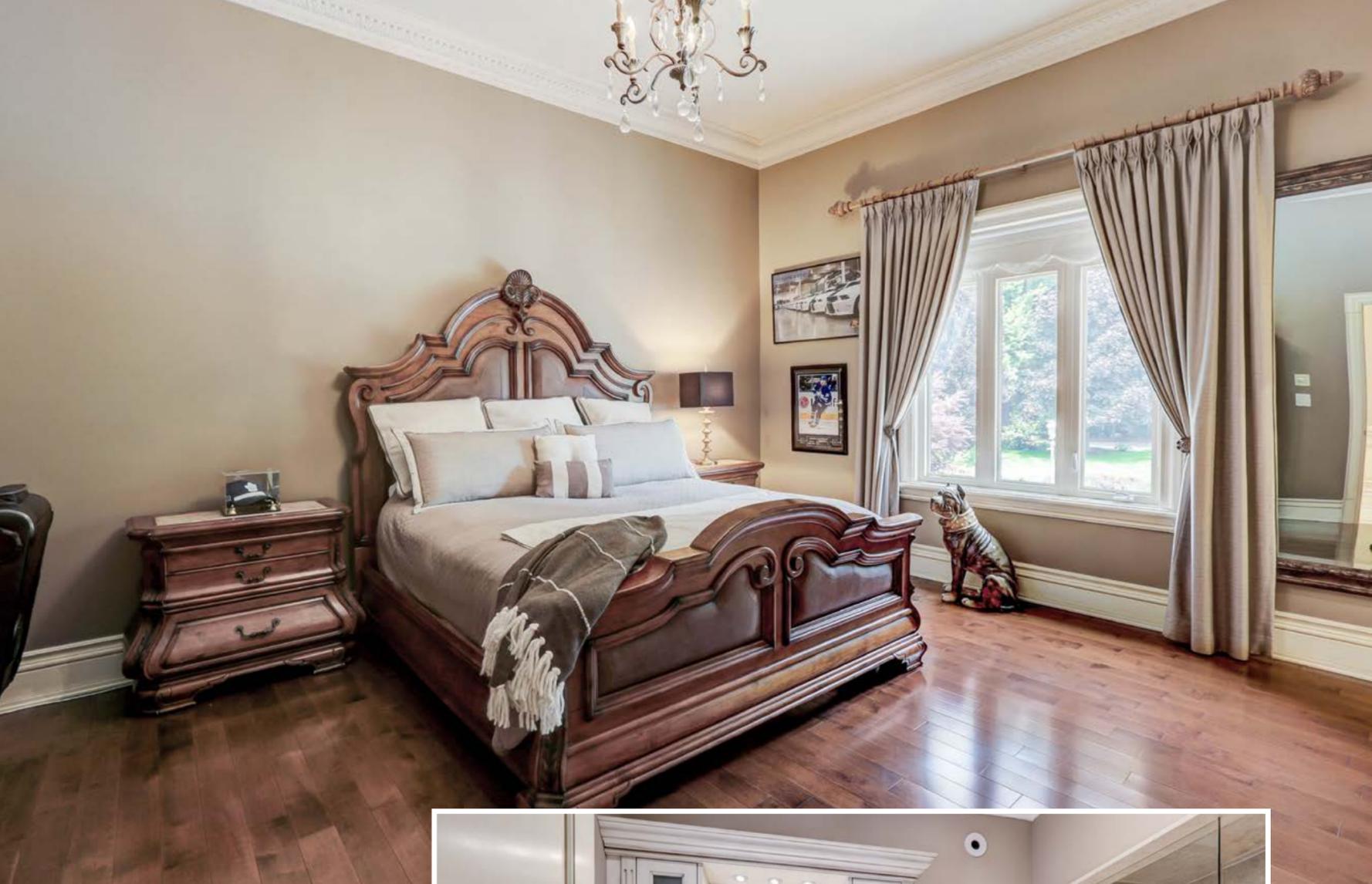




## PRIMARY BEDROOM

Romantic tray ceiling, six-piece ensuite with multiple shower jets and classic finishes in addition to a fully-finished walk-in closet with packing island let you enjoy your views in complete comfort. This is a high-functioning retreat!





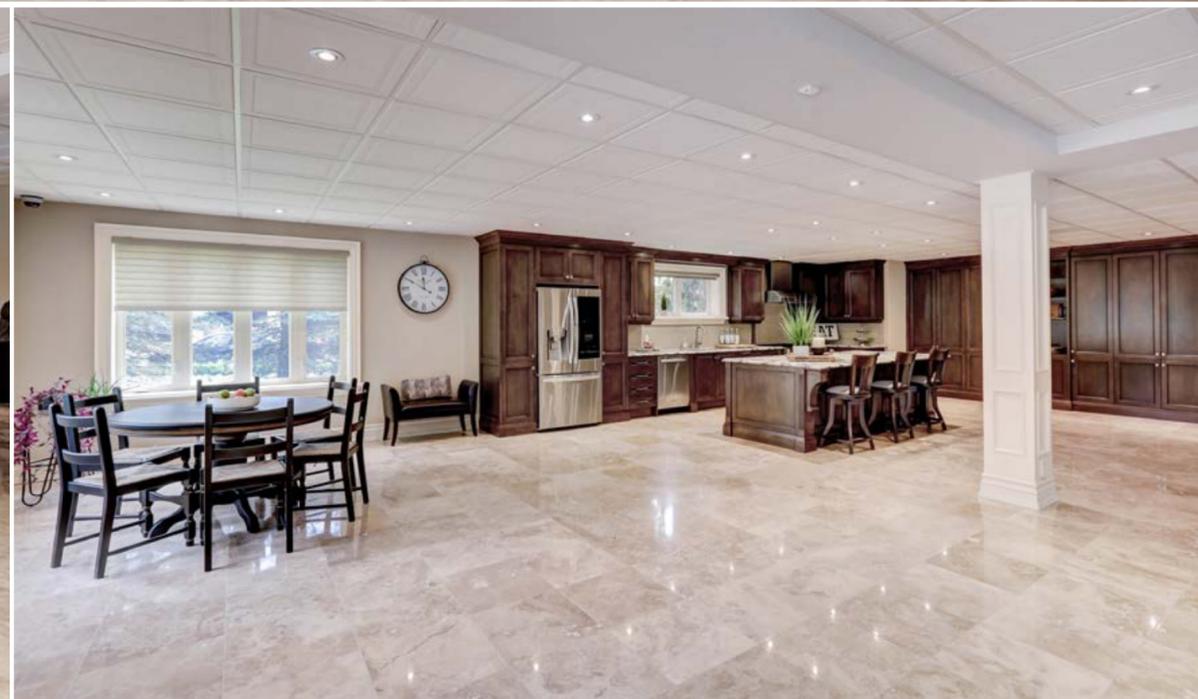
A total of three generous main floor bedrooms have their own ensuites, and a fourth oversized loft bedroom (right) includes its own kitchenette and media area, as well as a 4-piece ensuite. The loft has convenient direct access to side entrances.

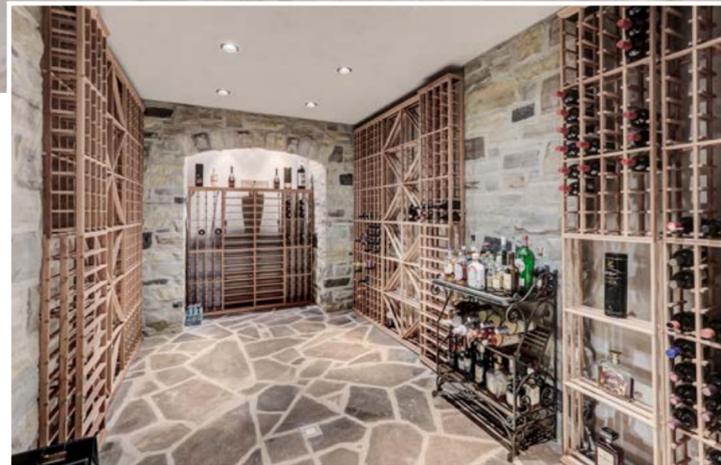
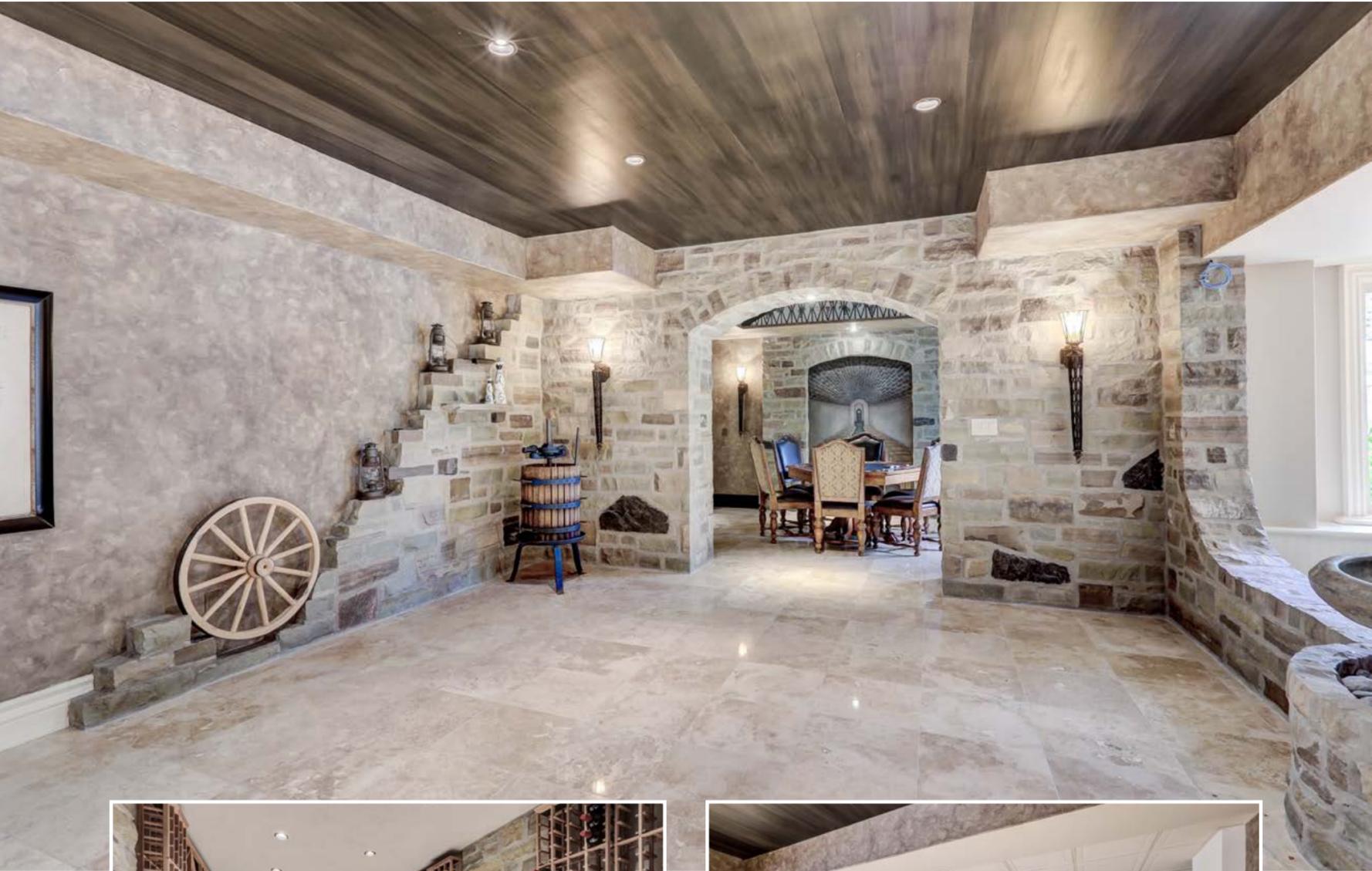




## LOWER LEVEL

Visitors catch their breath when they enter this gleaming, expansive living space. Adding a further 7670 square feet to the home, it includes a full kitchen with an oversized stone-topped island, china cabinets and even a dining area. Extensive windows give it a sense of being above grade. A glass-walled gym, climate-controlled wine cellar and absolutely magical tasting room (following page) are wow factors making this home a self-contained retreat.



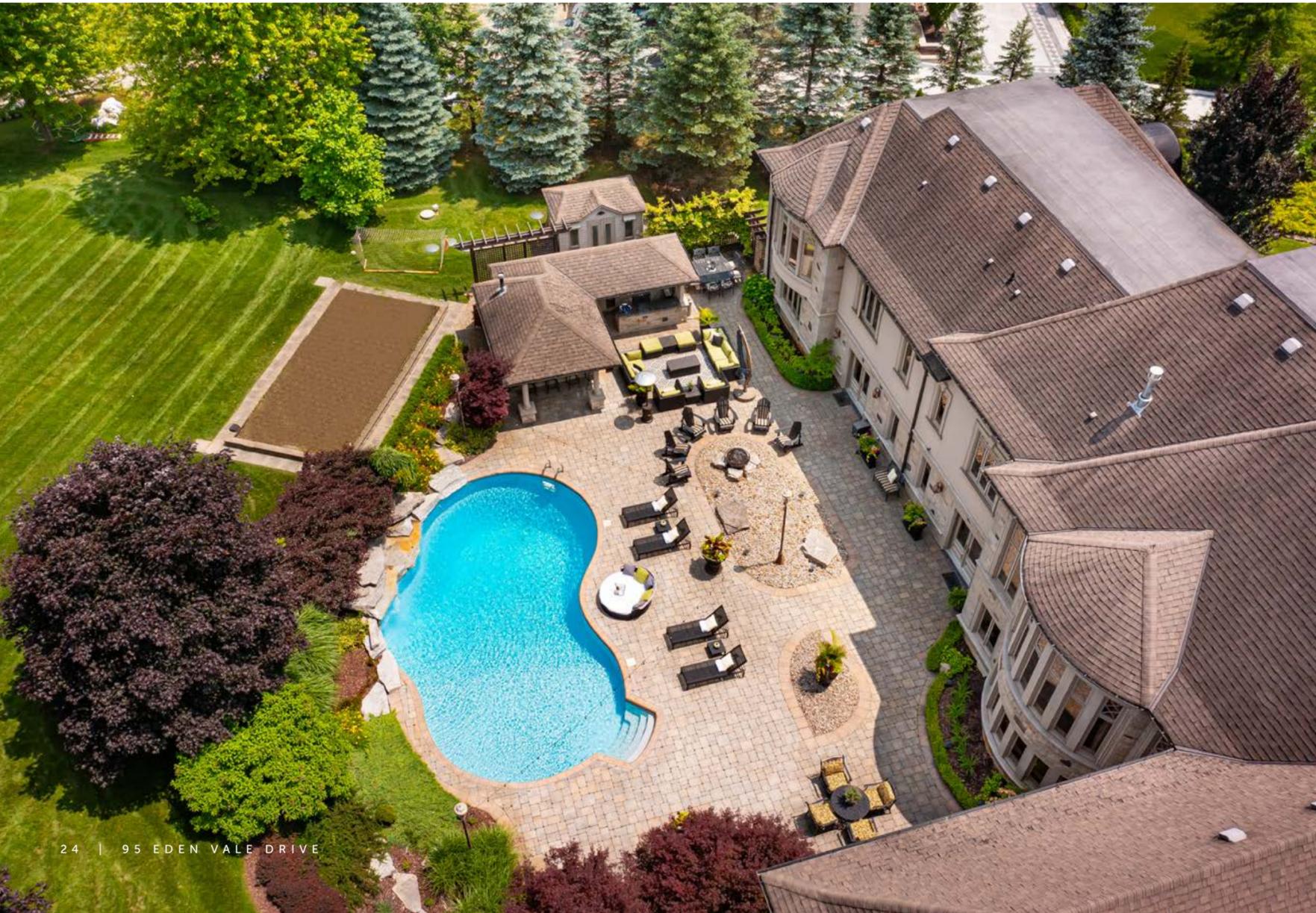


## PROPERTY

Pool, waterfall, cabana with outdoor kitchen and bar, grill, TV and more just scratch the surface of the amenities of the property. A significant luxury is the broad and roomy heated interlock driveway leading to a five-car garage. Such a home, in a setting such as this, is a disappearing luxury nearly impossible to replicate.

To say this home is an "entertainer's dream" is an understatement which cannot capture the thoughtful combination of features to turn daily life into an absolute "experience!"





The natural beauty and lifestyle that King is renowned for are captured in this extraordinary offering. King is the jewel of the GTA, and 95 Eden Vale may be the jewel of King Township. The enclave of Fairfield Estates was envisioned around a world-class equestrian facility which is one of over 400 horse farms in King. Fairfield Estates is truly one of Canada's finest neighbourhoods and many families choose to live here for its proximity to top private schools such as The Country Day School, St. Andrews College and St. Thomas of Villanova among others.



