

14294 Winston Churchill Blvd

Terra Cotta

LH

COMPASSION
LED LUXURY
LISTING



LISA
HARTSINK BROKER

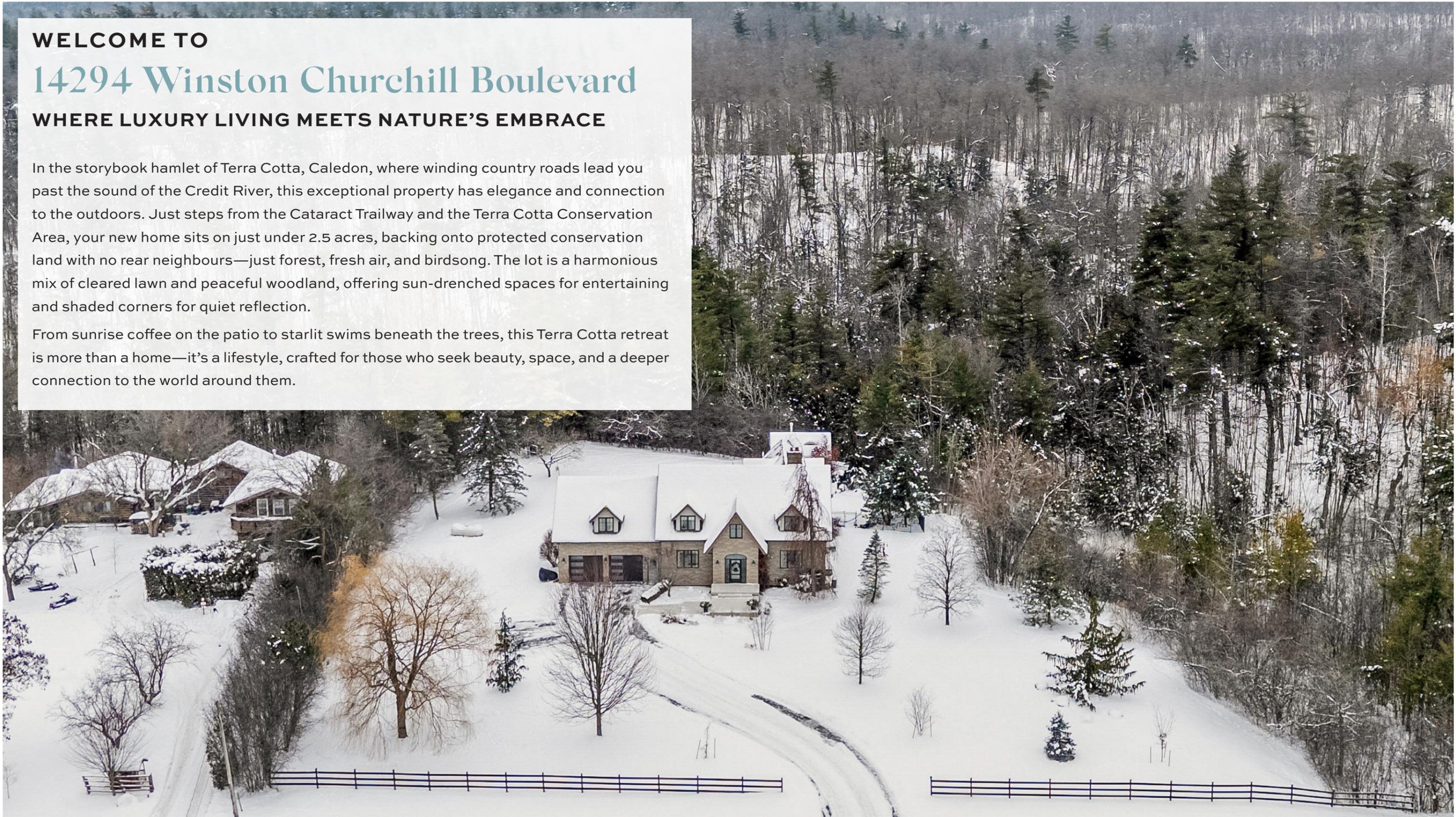
COMPASSION LED REALTY TEAM

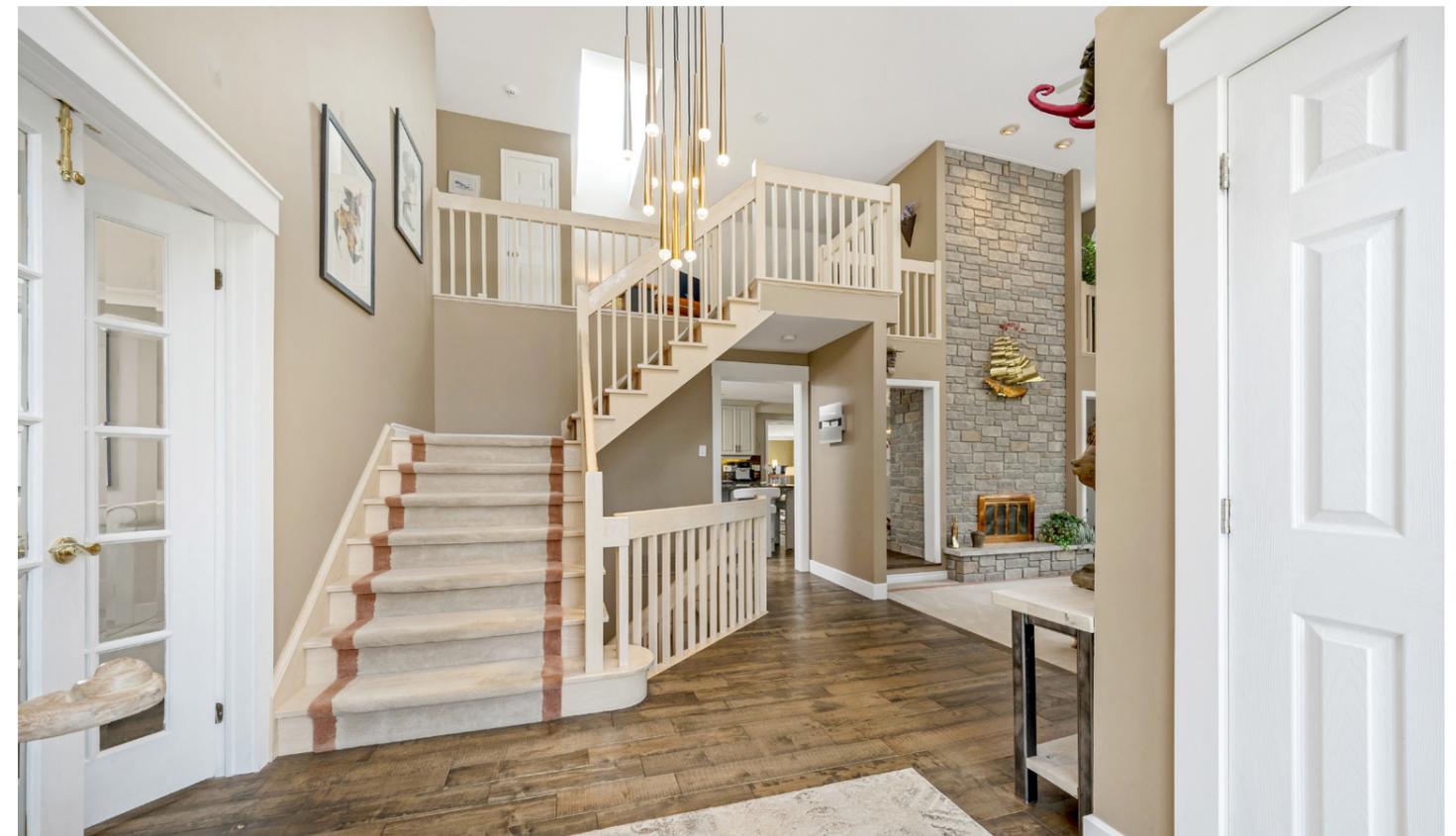
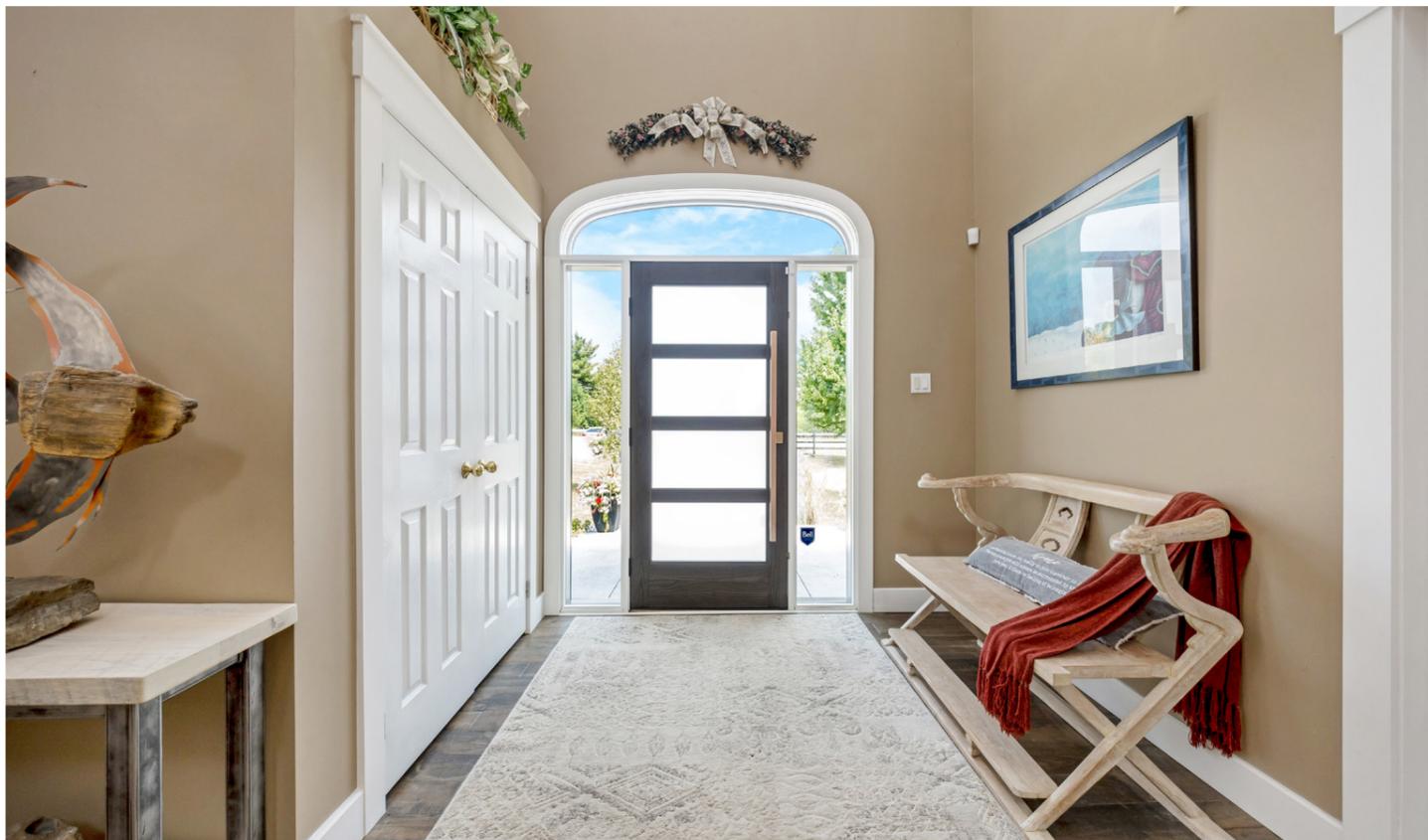
WELCOME TO
14294 Winston Churchill Boulevard

WHERE LUXURY LIVING MEETS NATURE'S EMBRACE

In the storybook hamlet of Terra Cotta, Caledon, where winding country roads lead you past the sound of the Credit River, this exceptional property has elegance and connection to the outdoors. Just steps from the Cataract Trailway and the Terra Cotta Conservation Area, your new home sits on just under 2.5 acres, backing onto protected conservation land with no rear neighbours—just forest, fresh air, and birdsong. The lot is a harmonious mix of cleared lawn and peaceful woodland, offering sun-drenched spaces for entertaining and shaded corners for quiet reflection.

From sunrise coffee on the patio to starlit swims beneath the trees, this Terra Cotta retreat is more than a home—it's a lifestyle, crafted for those who seek beauty, space, and a deeper connection to the world around them.

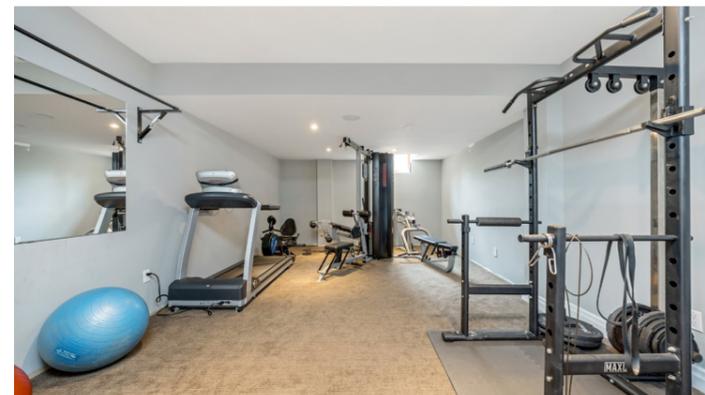




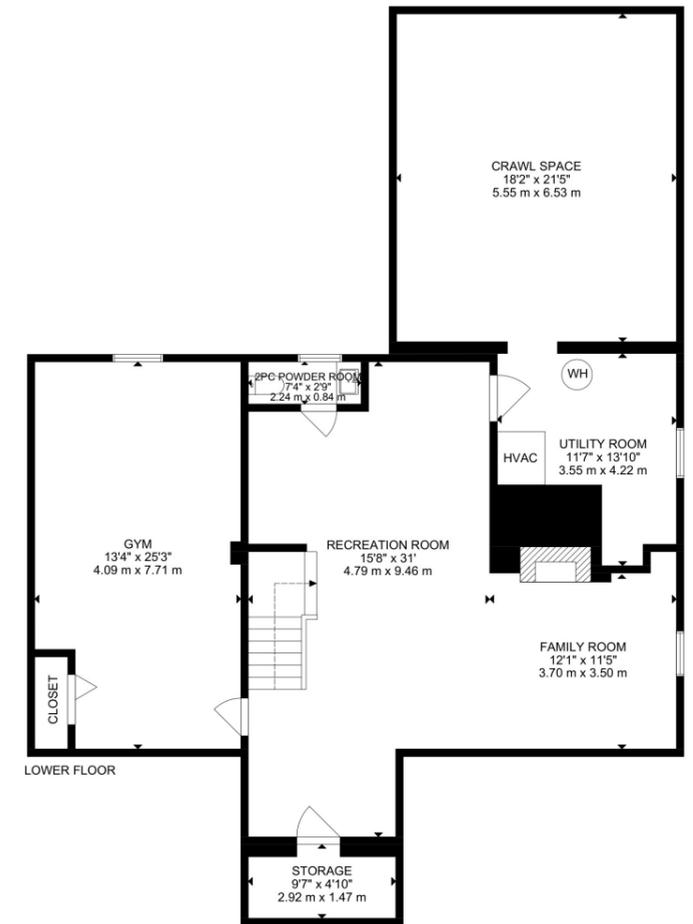
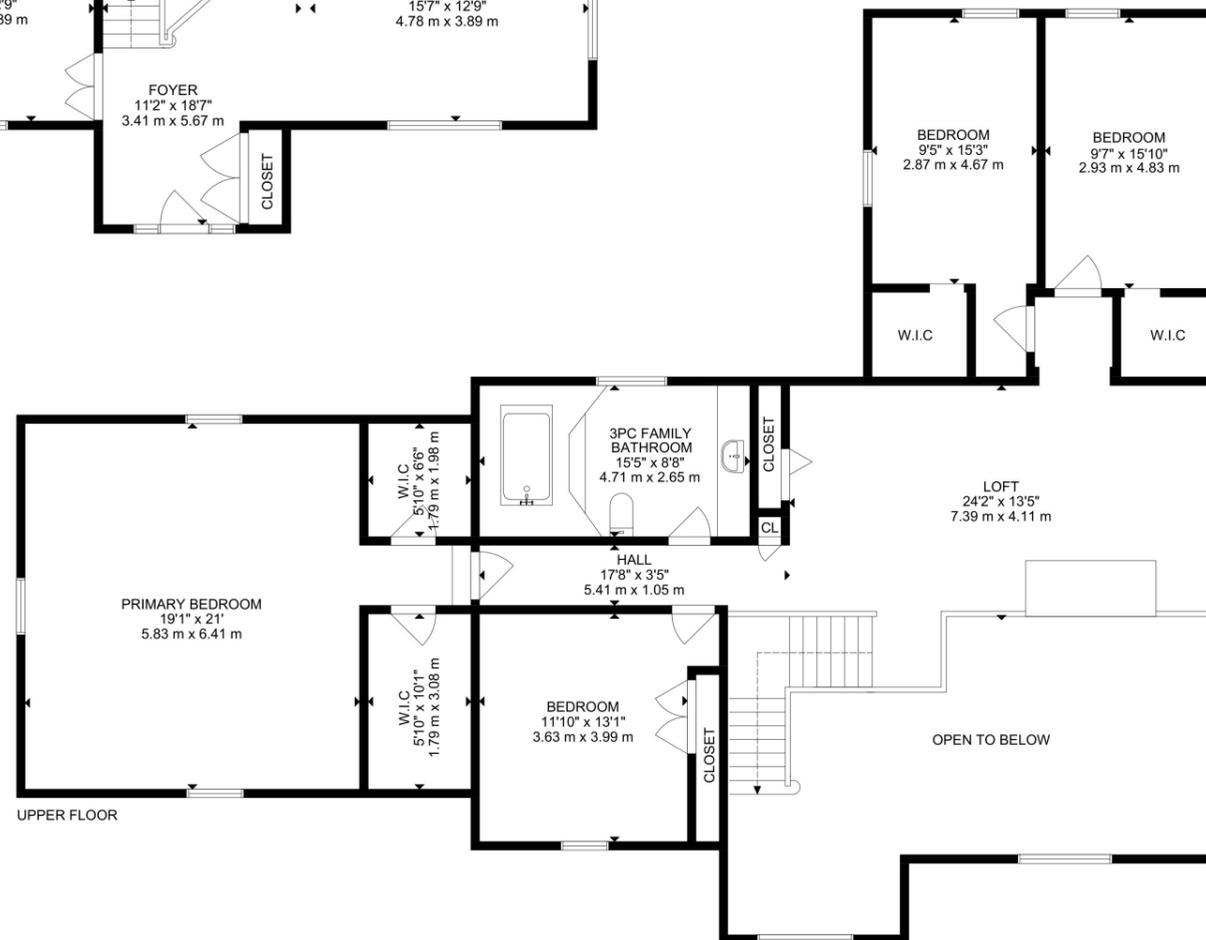
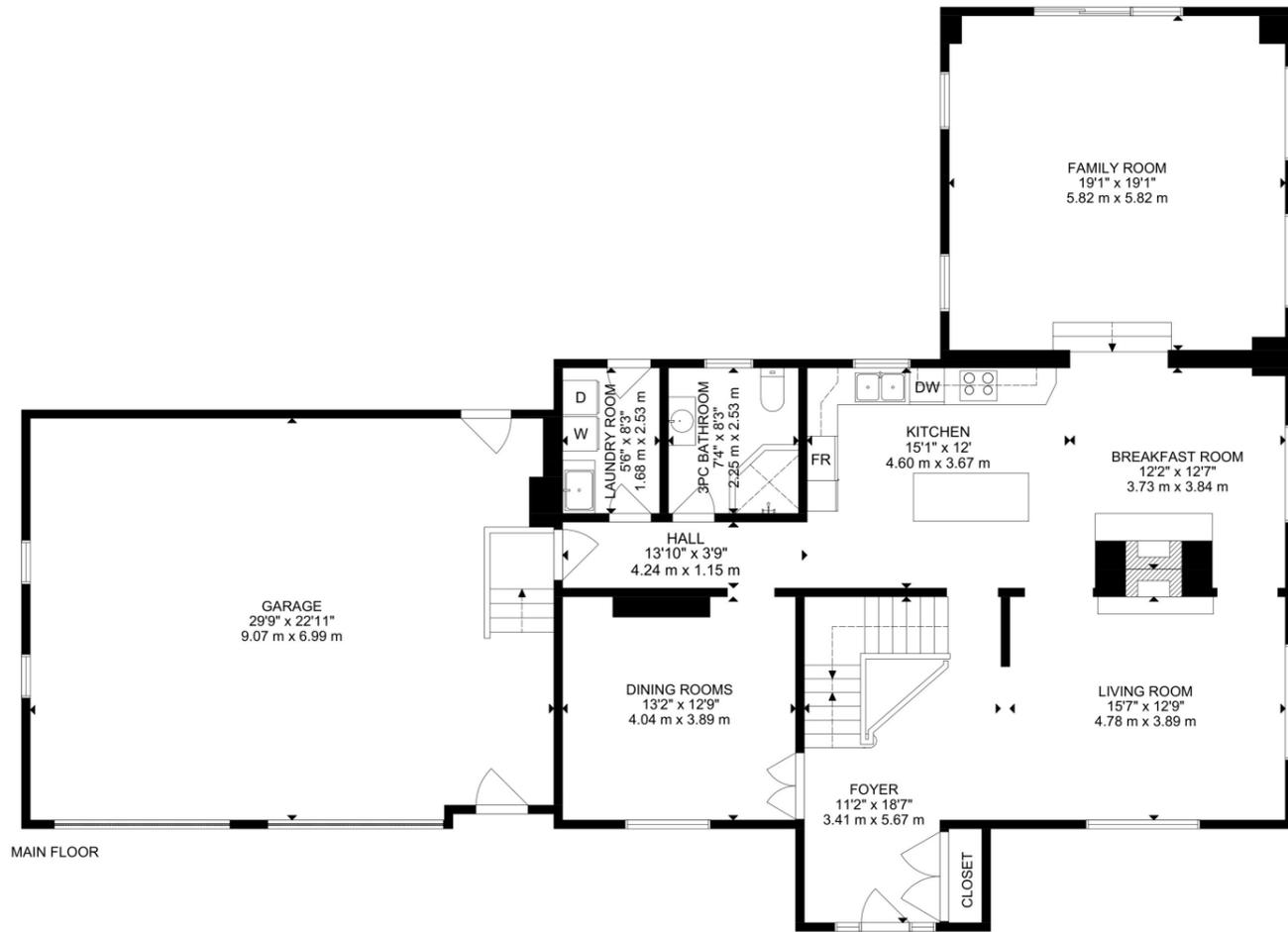












HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Patterned concrete walkway and raised porch
- Perennial gardens with mature Japanese Maple
- Exterior wall sconce lighting
- Single door entry with doorlites, sidelites, and transom window
- Silver maple hand scraped hardwood flooring
- Double closet
- Wood staircase and railings to upper and lower levels
- Clerestory window overlooking front yard
- Contemporary chandelier
- Vaulted ceiling

DINING ROOM

- French door entry
- Silver maple hand scraped hardwood flooring
- Large window overlooking front yard
- Pendant lighting
- Crown moulding

LIVING ROOM

- Sunken, two-storey room
- Broadloom flooring
- Two-sided wood burning fireplace with copper doors/facing and ceiling height stone surround
- One large window overlooking front yard, one overlooking side yard
- One clerestory window overlooking front yard, and one overlooking side yard
- Ceiling fan and spot lighting
- Vaulted ceiling

KITCHEN

- Silver maple hand scraped hardwood flooring
- Cabinetry with undercabinet lighting, pots and pans drawers, black handles, and large sit-up island
- Quartz countertops
- Mosaic tile backsplash
- Stainless steel double sink
- Window overlooking backyard

Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

- Stainless steel Miele appliances including: oversized fridge, built-in oven, cooktop, flush mount range hood fan, and dishwasher
- Crown moulding
- Recessed lighting

BREAKFAST ROOM

- Silver maple hand scraped hardwood flooring
- Two-sided wood burning fireplace with wood mantle and stone surround
- Large window overlooking side yard
- Pendant lighting

FAMILY ROOM

- Sunken room with pocket door entry
- Broadloom flooring
- Sliding door walkout to backyard
- Two large windows overlooking side yard
- Three windows overlooking backyard
- Wall sconce lighting
- Crown moulding
- Recessed lighting

LAUNDRY ROOM

- Tile flooring
- Walkout to backyard
- Cabinetry
- Laundry sink
- Maytag washer and Samsung dryer

3 PIECE BATHROOM

- Heated tile flooring
- Elongated one-piece toilet
- Step-in glass shower with tile surround, glass shelving, rainfall shower head, spray wand, and recessed light
- Pedestal sink
- Vanity lighting
- Window overlooking backyard

UPPER LEVEL

HALLWAY/LOFT

- Overlooks living room and foyer
- Broadloom flooring
- Office/living space
- Two linen closets
- Skylight

PRIMARY BEDROOM

- Spacious sunken room
- Broadloom flooring
- His and hers walk-in closets with built-in shelving and rods
- One window with built in blinds overlooking front yard, one overlooking backyard
- Arch window overlooking side yard
- Flush mount crystal lighting

3 PIECE FAMILY BATHROOM

- Tile flooring
- Jetted soaker tub with tiled steps and surround
- OVE smart toilet
- Long vanity with single sink, makeup station, and oversized mirror
- Window overlooking backyard
- Vanity lighting

2ND BEDROOM

- Broadloom flooring
- Single closet with double doors
- Window overlooking front yard
- Recessed lighting

3RD BEDROOM

- Sunken room
- Broadloom flooring
- One window overlooking backyard, one window overlooking side yard
- Single closet
- Recessed lighting

4TH BEDROOM

- Broadloom flooring
- One window overlooking backyard, one window overlooking side yard
- Single closet
- Recessed lighting

BASEMENT

REC & GAMES ROOM

- Broadloom and hardwood flooring
- Propane fireplace
- Storage under stairs
- Wall sconce, pendant, and track lighting
- Above grade window facing side yard

EXERCISE ROOM

- Broadloom flooring

HOUSE FEATURES

- Electrical closet
- Above grade window facing backyard
- Recessed lighting

2 PIECE POWDER ROOM

- Tile flooring
- Vinyl flooring
- Tiled wainscoting
- Single vanity with one-piece top
- Vanity mirror with built-in lighting
- Above grade window facing backyard
- Semi-flush mount crystal lighting

STORAGE ROOM

- Unfinished, spacious
- Concrete floor
- Built-in shelving

Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.



ADDITIONAL FEATURES

- 2.43 acres of partially cleared, partially wooded land backing onto Terra Cotta Conservation Area
- Private double wide asphalt driveway plus parking pad
- Insulated double car garage with epoxy flooring, remote openers, and entry doors from front and back yards
- Backyard with wrought iron fenced interlock patio and 18ft x 36ft heated salt water pool with waterfall, free-form pool liner (approx. 2023), safety cover, 8ft depth, and pool house
- Carrier propane furnace (approx. 2022) with Reliance humidifier
- Rheem hot water tank, owned (approx. 2024)
- Culligan water softener and UV light filter, owned
- Sump pump
- Pressure tank
- Cistern
- Drilled well in front yard
- Septic located in backyard
- Propane tank
- Central vacuum
- Bell alarm system, monitored
- Asphalt shingle roof (approx 2015)

SCHOOLS

Peel District School Board		Halton District School Board		Dufferin-Peel Catholic District School Board	
ENGLISH					
JK - GR06	Belfountain PS	JK - GR05	Glen Williams PS	JK - GR08	St. Evan CES
GR07 - GR08	Caledon Central PS	GR06 - GR08	Centennial PS	GR09 - GR12	Robert F Hall CSS
GR09-GR12	Mayfield SS	GR09 - GR12	Georgetown District		
FRENCH IMMERSION					
GR01 - GR08	Herb Campbell PS	GR02 - GR05	George Kennedy PS	GR01 - GR08	Our Lady of Providence
GR09 - GR12	Humberview SS	GR06 - GR08	Centennial PS	GR09 - GR12	Cedinal Leger CSS
		GR09 - GR12	Georgetown District		

School boundary information can be confirmed at:
<https://businfo.stopr.ca/Eligibility.aspx?Page=School> & <https://www.hdsb.ca/schools/Pages/Find-My-Local-School.aspx>



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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



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