

OWNER: Dr. & Mrs. D. Mikel,
"Ravensworth"
Cobourg, Ontario.

PRICE: \$ XXXXXXXXXX

This Palatial home is situated on the outskirts of Cobourg on approximately 4 3/4 acres in a park like setting among lovely old trees, beautifully landscaped grounds and an unobstructed view to Lake Ontario. Built in 1903 by General Fitzhugh it is stucco over solid brick with slate roof and incorporates the grandeur of the era with the conveniences of today. This property is very secluded and completely fenced except for the southern boundary which is 385' of frontage on Lake Ontario.

The approach is by a long tree lined road on the east end of Cobourg. On entering the grounds there is a sweeping circular driveway. One stops under a port cohere and enters the foyer which leads to the main hall. Up a few steps and to the left is the washroom and powder room with built in coat rack. This room is 18'2" x 6'4". There is a partition between the 2 piece washroom with marble basin and gold plated taps and the powder room with gold wall sconces, huge plate glass mirror 6' x 5' and the glass top vanity which will remain. It is most attractively decorated with wall-paper, tile floor and panelling 4'6" high painted white. At the end of the foyer is the main hall with beautiful front door opening under the portico to flag-stone patio overlooking the heated swimming pool 40' x 20', lily pond and sweeping landscaped lawns to the lake. The main entrance is 46' x 12' with gorgeous circular staircase to the second floor. The hall has attractive panelling painted white 5' high and papered walls. The chandelier here remains as do all chandeliers and wall sconces throughout the house.

To the right of the hall through large sliding doors is the drawing room 18'3" x 26'8" with white tiled fireplace on the north wall, white mantel with columns on both sides, papered walls, plaster ceiling with ornate cornice, magnificent crystal chandelier and two crystal wall sconces. Two windows face south with same view as from the front door and two french doors give entrance to the sunroom. This room is 34'6" x 13'10" with walls of windows on the east, south and north. The windows on the north wall are leaded and there is a double door on the south wall to the flag-stone terrace. Floor here is brick red clay tile. To the left of the main hall and opposite the drawing room is the library 18' x 17' with marble faced fireplace and beautifully hand carved mantel. This outstanding room is most unique as it is a replica of an English library completely panelled in pine with intricate hand carving done by Ridpath's in Toronto. The doors in this room have large etched brass locks.

The dining room 27'3" x 18' is in the north-east corner of the downstairs with large bay window facing north, 2 windows facing west and white tiled fireplace with columns on each side. The tapestry on the walls is the original wall covering and still in perfect condition. There are 6 silver wall sconces around the walls (3 bulbs each) for soft lighting effect while dining.

The breakfast room to the right of the dining room is 12' x 9'3" with wall to wall carpeting, papered and panelled walls, one wall with floor to ceiling built in cupboards. Adjacent to the breakfast room and behind the billiard room is the kitchen 18' x 15' with many built in cupboards, double stainless steel sink, arborite counter top and tile floor. An extra convenience here is a long island with arborite counter top and built in cupboards below. From the kitchen there is entrance to the cold room and also the back porch.

Behind the drawing room is the billiard room 18'9" x 18' with wet bar and door to sunroom. The floor is wall to wall carpeting, walls panelled and papered and ceiling tiled. The back stairs to the second floor go up from this room.

Part of the grandeur of this home is the magnificent circular staircase from the front hall to the second floor. The maroon carpeting and brass stair rods will remain. On the landing 12' x 11' is a beautiful cathedral window with gold wall sconces on each side. The original wall paper here depicts a harbour scene - most attractive.

From both sides of the spacious upper hall are 5 bedrooms. The north-west bedroom is 17' x 19' with walk in cupboard, large bay window.

Off the main hall and next to the above-mentioned bedroom is a 3 piece bath with marble basin, gold plated taps and indoor shutters on the window. Beside this bathroom is a bedroom 19'6" x 6' with cupboard and indoor shutters. This room was originally a linen room.

The south-west bedroom 19'6" x 18' has white tiled fireplace Corinthian style with mirror above. This bedroom has 3 piece washroom and dressing room en suite 16' x 7½'. The basin here is also marble and the end wall has built in drawers and cupboards.

The master bedroom on the south-west corner is 24'6" x 18'6" with white tile fireplace Corinthian style mantel with mirror above and built in cupboard. The doors to the bathroom and cupboard are mirrored. This room has a lovely chandelier and two wall sconces.

The north-east bedroom 19' x 18' has white tile fireplace and large 3 piece bathroom 11'6" x 7'6" en suite. At the end of this bathroom is a floor to ceiling cupboard. The floors in the bathroom and bedroom have wall to wall carpeting.

This home is beautifully decorated throughout and has hardwood floors except where otherwise mentioned.

At the top of the back stairs on the second floor there is a large storage cupboard. The staircase to the 3rd floor has an oak balustrade and leads to an area that was the servants' quarters. There are 5 large rooms here with plastered walls and ceiling, pine floor and a 3 piece bathroom. This area is unheated and all rooms have dormer windows.

The full basement with stone foundation, brick bearing walls and concrete floor has a large work room, storage room, wine cellar, furnace room and even boasts a walk in vault.

Heating is by two forced air furnaces by oil, one for the front part of the house and one for the back. Heating costs approximately \$1,000.00 a year for house and \$150.00 a year for pool.

There is new wiring with new electric panel and some new copper plumbing.

This area of Cobourg is on town water and has septic tank.

The private road into this area of estates of the same calibre is maintained by the home owners and the cost of snow removal and maintenance is approximately \$75.00 - \$125.00 yearly.

Extras included in the purchase price are the stove, dishwasher, washer and dryer (needs some repair), sundial urns, fountain for the lily pool, bamboo blinds in the sunroom, indoor shutters, firescreens and fire baskets, large Toro riding lawn mower, wooden storm windows for downstairs and the plastic storms for upstairs; also T.V. aerial and control.

REMARKS: All chimneys have been rebuilt and all fireplaces are in excellent working order; all windows are plate glass.

FINANCING: Approximately [REDACTED] down and Vendor to take back mortgage at 9%.

TAXES: [REDACTED].