BELAIN FARM

A Private Country Estate Defined by Craftsmanship, Land & Enduring Beauty

Belain Farm represents a rare opportunity to own a legacy estate in the heart of Caledon's most picturesque countryside—where land, architecture, and lifestyle are thoughtfully intertwined to create something truly enduring.

The Residence

- Metal roof (2014) with lifetime warranty
- Fully renovated upper level (2012)
- Enhanced attic insulation for year-round efficiency
- Original pine floors throughout the majority of the home
- Extensive custom millwork
- Custom-crafted bunk beds
- Second main floor guest suite or optional second primary bedroom
- Functional mudroom with separate entrance, main floor laundry, and custom cabinetry
- Lower level basement fully spray-foamed

Primary Retreat

- Sculptural iron rod railing detailing the private staircase
- Integrated built-ins including custom desk, storage, and sliding barn door
- Custom closet with built-in organization
- Spa-inspired primary ensuite featuring a Victoria + Albert soaking tub and marble flooring
- Vaulted ceiling with exposed wood beam accents

The Kitchen

- Renovated approximately two years ago Full suite of GE appliances
- Induction cooktop
- Double wall ovens
- Farmhouse sink
- Matte-finish refrigerator
- Custom handmade pine cabinetry
- Cork flooring

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Systems & Efficiency

- High-efficiency furnace (2026)
- Ductwork in place for future air conditioning
- Water softener
- Reverse osmosis water purification system
- Backup generator servicing main areas, including major appliances
- Solar panel system ($35,000 investment)
- Dual propane tank system

Equestrian & Grounds

- Over 3,600 sq.ft. 10-stall end-drive barn
- Private 1-bedroom apartment within the barn, complete with kitchen, laundry, and bathroom
- Expansive paddocks (3–4) with run-in shelters
- Sand riding ring
- Potential for covered or full arena
- Additional unfinished studio building with electrical
- Detached three-car garage
- Large drive shed
- Maple tree-lined driveway
- 2+ acre pond with weeping willow
- Pond and waterfall feature on the terrace
- Approximately 35 acres of mixed forest
- Approximately 40 acres of agricultural land
- Private trails throughout the property
- Camping area backing onto conservation land

Land, Income & Incentives

- Protected under the Ontario Farm Trust
- Managed Forest Tax Incentive
- Conservation Land Tax Incentive
- Approximately 40 acres currently farmed, generating ~$4,000 annually
- Hydro credit rebate associated with solar panel system
- Opportunity for supplementary income (agricultural, event, recreational, and film use)

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Film & Production History

Belain Farm is registered with both the Ontario Film Board and Set Scouter, two leading platforms used by production teams to source filming locations. The property has an established history of hosting commercial and film productions, including Anne with an E, which filmed at Belain Farm over three seasons.

Most recently, Belain Farm served as the primary filming location for the upcoming feature film Model Citizen, starring Aaron Eckhart and Emmanuelle Chriqui. Production took place throughout the property, including inside the home and across the grounds. The film is scheduled for digital and VOD release on November 3. This established production history adds to the property's profile and presents potential supplementary income opportunities through future film and production bookings.

Inclusions

- GE washer & dryer
- Kenmore washer
- Samsung dryer
- Washer & dryer (barn apartment) All kitchen appliances Refrigerator (barn apartment)
- Backup generator
- Water softener
- Reverse osmosis system
- Mini freezer (mudroom)
- Mini fridge (guest suite)

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