



**MOFFAT DUNLAP**  
REAL ESTATE LIMITED, BROKERAGE



## A PILOT'S PARADISE & PRIVATE ESTATE

2441 SEVENTH LINE, PORT HOPE

### Where luxury living meets limitless horizons

Set on approximately 290 acres, this private estate offers a rare combination of privacy, beauty, and versatility. Past the gated entrance, the landscape unfolds into winding trails, mature woodlands, farmed fields, a small orchard, a salmon fishing river, and a series of ponds including a main pond with its own deck and irrigation system. It is an environment designed for wandering, unwinding, and escaping the everyday.



[www.moffatdunlap.com](http://www.moffatdunlap.com)





*Luxury and aviation  
unite under one roof.*

*Open concept living area with  
panoramic views of the airfield.*



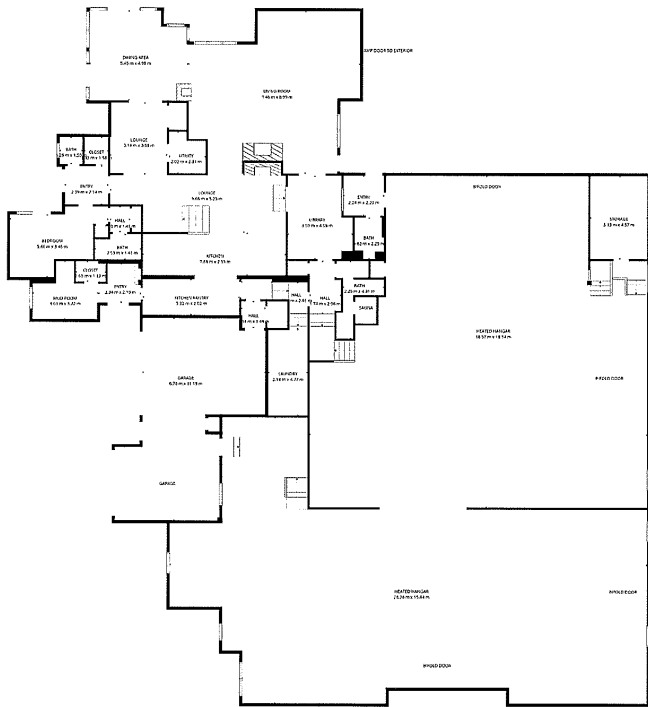
## **Architect Designed and Set on Approximately 290 Acres**

Architect designed and approximately 5,100 sq ft, the residence blends contemporary design with an aviator's eye for space and perspective. The open concept kitchen, living, and dining areas are wrapped in floor-to-ceiling glass, with a wood-burning fireplace grounding the great room. Tall, airy ceilings draw your eyes out toward the fields and sky. Multiple workspaces, including a striking tower inspired office, offer panoramic views of the airfield and the property's rolling backdrop.

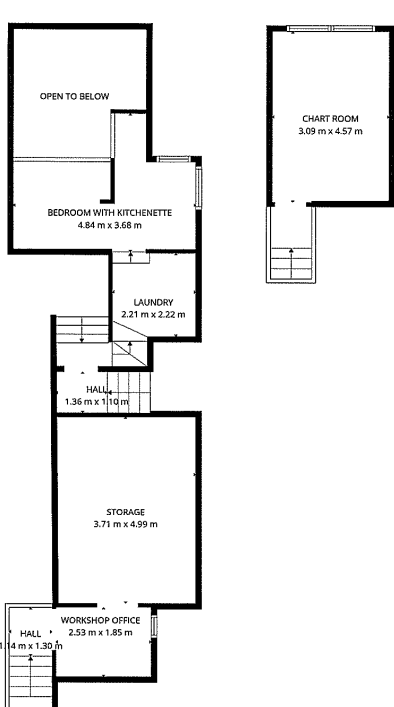


# Floor Plans

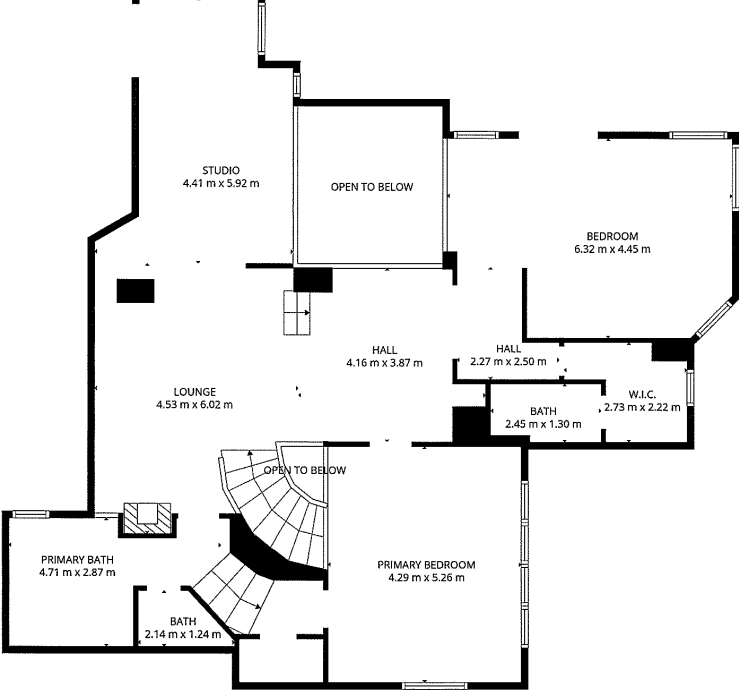
TOTAL HOUSE: 479 m<sup>2</sup> / 5156 square ft  
HEATED HANGAR: 570 m<sup>2</sup> / 6135 square ft



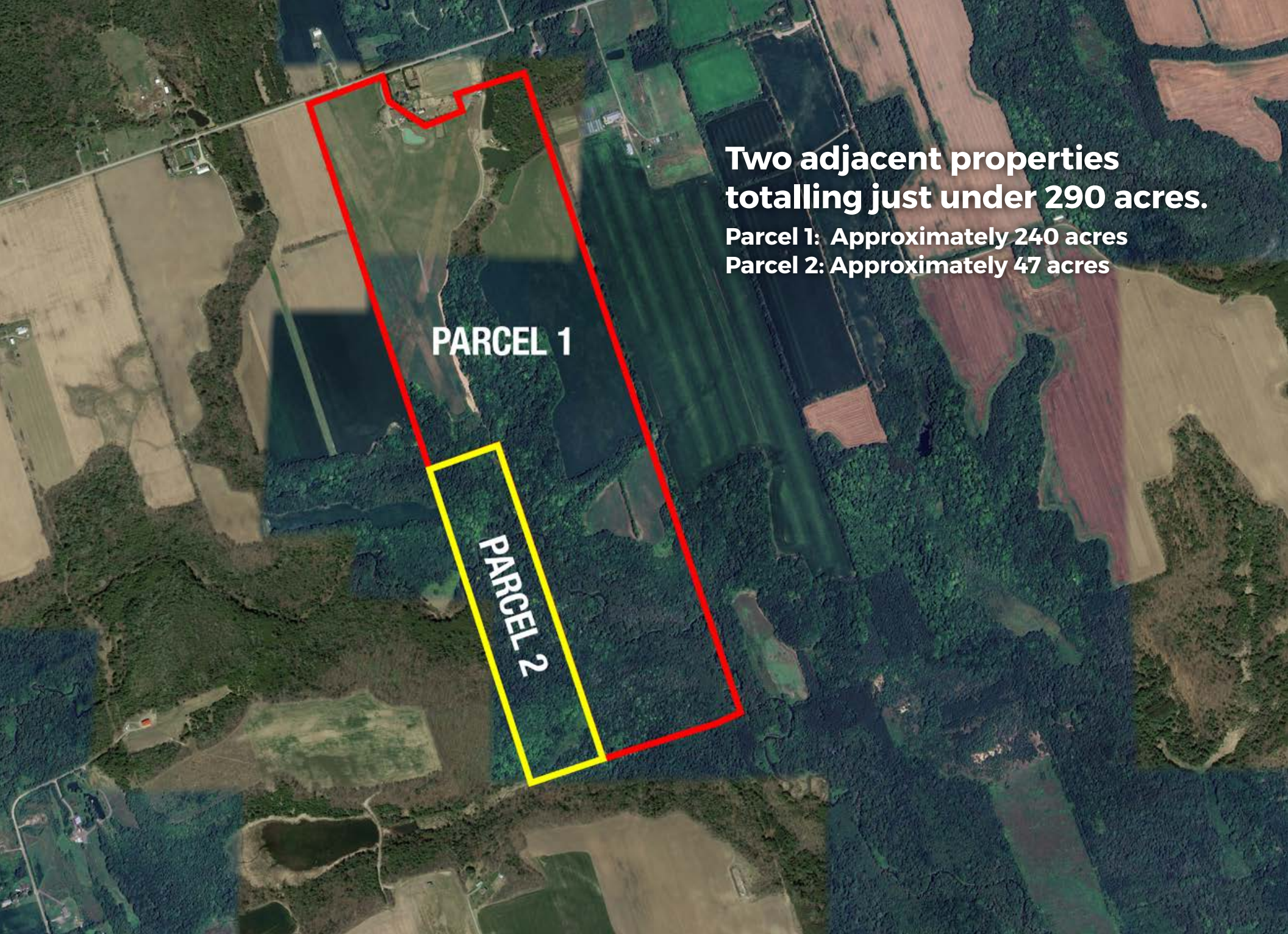
Main Level



In-Between Level



Second Level

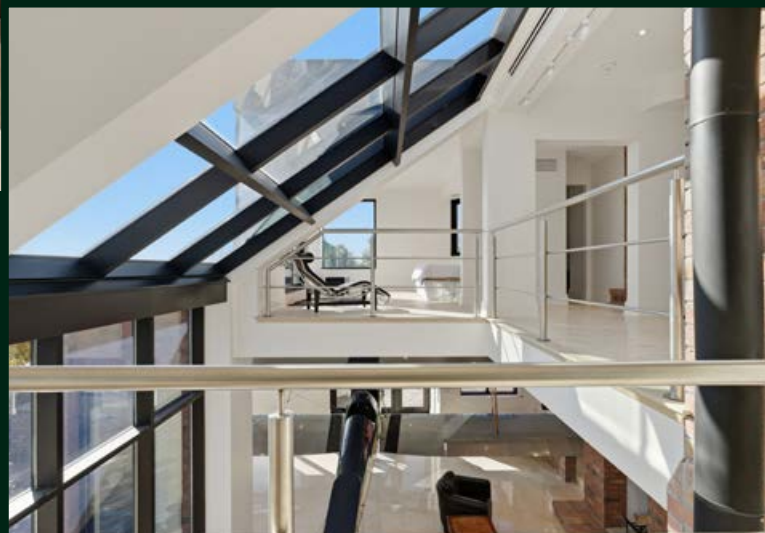




*Comfort and privacy for family, friends, and visiting aviators.*



The home offers four bedrooms in total. Two are located on the second floor, including the primary suite and a spacious secondary bedroom. On the main level, a private ensuite bedroom gives guests a quiet corner of their own. Near the hangar, a separate suite with a kitchenette and in suite laundry provides flexibility for visitors, staff, or extended stays. The property includes six bathrooms.

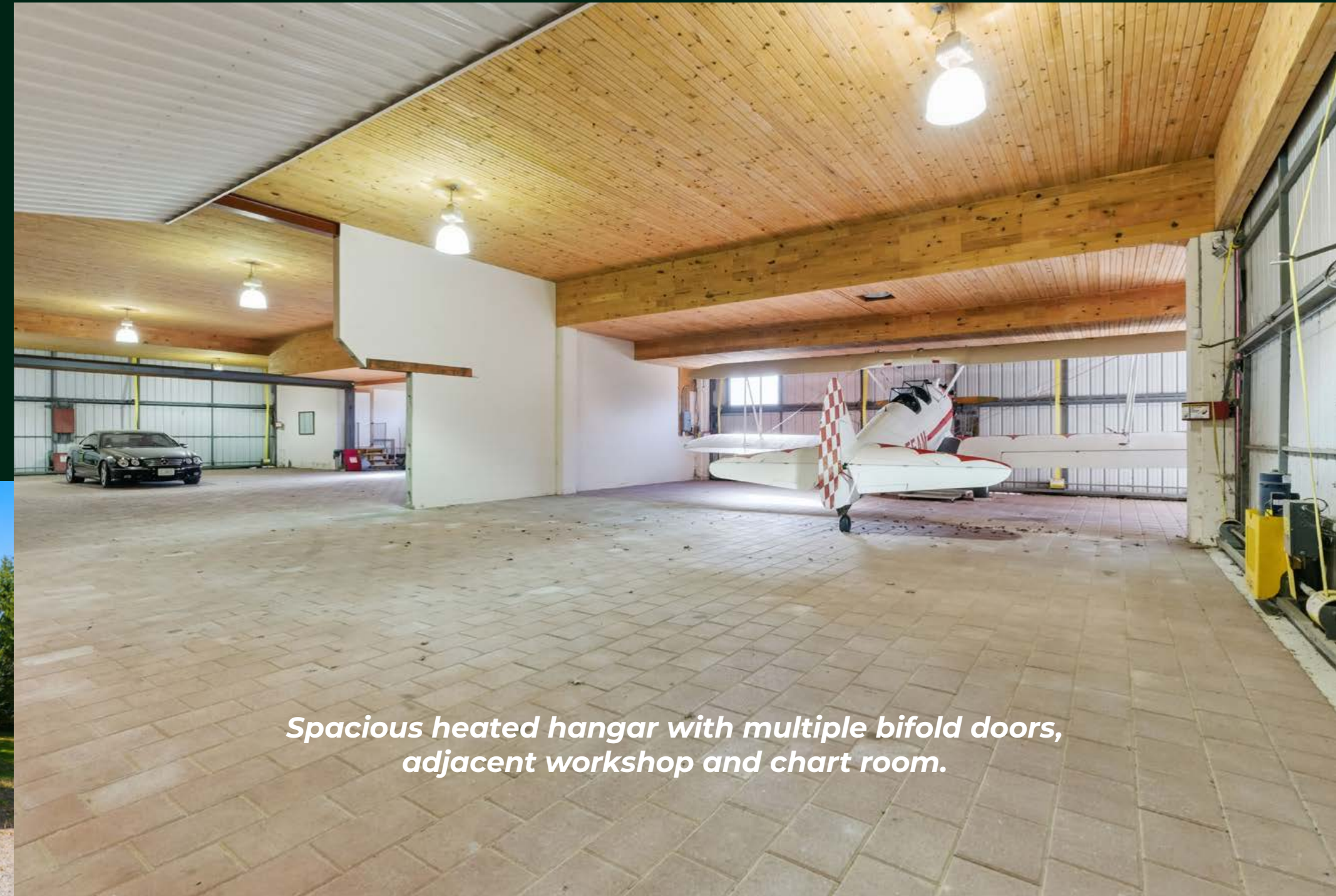




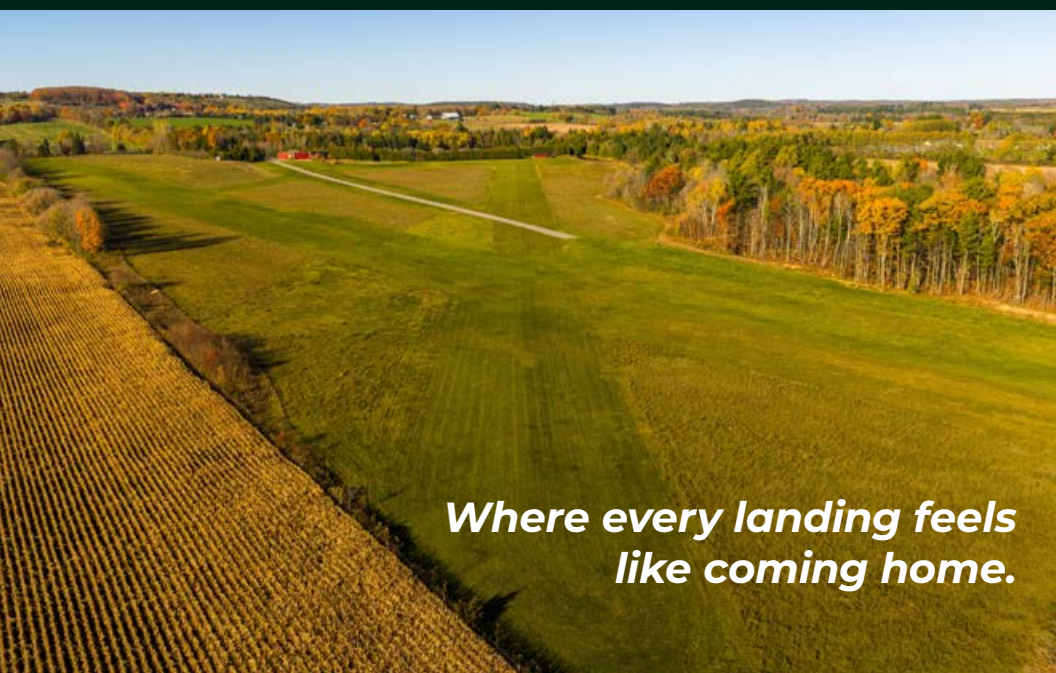


## Aviation Facilities

For pilots, this is where the property becomes truly exceptional. The heated 6,135 sq ft hangar with four bifold doors offers effortless aircraft storage and movement. A dedicated fuel shed and a 20 x 30 drive-in workshop add practicality and ease. Two airstrips (3200x120 ft. and 2200x120ft.) extend across the landscape, and with its licensed aerodrome status, the property offers the rare privilege of flying directly home.



*Spacious heated hangar with multiple bifold doors, adjacent workshop and chart room.*



*Where every landing feels like coming home.*







***Fly Home  
to Perfection***



## **Life & Legacy**

This is not merely a residence. It is a statement property. A sanctuary for aviators, nature lovers, and anyone drawn to big skies and wide open possibilities. The kind of place that becomes a legacy, passed forward as much for its beauty as for the lifestyle it enables.

Conveniently close to Highways 401 and 407, and only a 15 minute drive to downtown Port Hope.



**JOHN  
DUNLAP**

BROKER OF RECORD

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*Founded 1972: Celebrating Over 50 Years of Service*



**MOFFAT DUNLAP**

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