

# \$1,995,000 - 10 Eagle Ridge Court, Glen Morris

MLS® #40755350

**\$1,995,000**

3 Bedroom, 3.00 Bathroom, 3,467 sqft

Single Family on 1.48 Acres

2100 - Glen Morris, Glen Morris, Ontario

**GLEN MORRIS GEM: SPRAWLING ESTATE WITH POOL, TRIPLE GARAGE & MORE.**

Tucked away on a quiet court in the heart of Glen Morris, this stunning custom bungalow offers a rare blend of privacy, comfort, and income-generating opportunity—all wrapped in an idyllic country setting. Set on nearly 1.48 acres of meticulously landscaped land, this 3-bedroom + main floor office, 2.5-bathroom home spans over 3,467 square feet of beautifully finished living space. From the moment you arrive, the sweeping driveway, manicured trees, and oversized triple-car garage set the tone for what's to come. Step inside and discover soaring ceilings, rich hardwood floors, and an open, airy layout that's perfect for family living or entertaining guests. The spacious kitchen, complete with custom cabinetry and granite counters, opens to the great room where large windows and a cozy fireplace create a warm and welcoming ambiance. Downstairs, the finished lower level with a separate entrance and rough-in for a bathroom offers endless possibilities—whether you're envisioning a guest suite, in-law setup, or income apartment. The backyard is truly the showstopper: enjoy summer days lounging by the in-ground pool, surrounded by stamped concrete and lush greenery. The propane pool heater is disconnected, but the included solar blanket offers an eco-friendly alternative. And speaking of solar—the fully owned solar panel system at the rear of the property



generates significant monthly income. (Full income details available upon request.) It's a unique feature that adds both value and long-term savings to this already incredible property. Additional highlights include a new pool liner, pump, and filters 2024, pot lights throughout, central vac, r/o system, and uv filters, 200 amp panel, mature landscaping throughout, and a peaceful, family-friendly setting just minutes from the Grand River and nearby trails. Enjoy country living with every imaginable amenity just minutes from Paris, Brantford, and Cambridge. (id:6289)

Built in 2005

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 40755350      |
| Price          | \$1,995,000   |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 3,467         |
| Acres          | 1.48          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 10 Eagle Ridge Court |
| Subdivision | 2100 - Glen Morris   |
| City        | Glen Morris          |
| Province    | Ontario              |
| Postal Code | N0B1W0               |

**Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Features       | Crushed stone driveway, Country residential, Sump Pump, Automatic Garage Door Opener |
| Parking Spaces | 11                                                                                   |

|              |                 |
|--------------|-----------------|
| Parking      | Attached Garage |
| # of Garages | 1               |
| Has Pool     | Yes             |
| Pool         | Inground pool   |

### Interior

|              |                                |
|--------------|--------------------------------|
| Appliances   | Central Vacuum, Water softener |
| Heating      | Forced air                     |
| Cooling      | Central air conditioning       |
| # of Stories | 1                              |
| Has Basement | Yes                            |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Stone           |
| Foundation | Poured Concrete |

### Listing Details

Listing Office RE/MAX TWIN CITY FAISAL SUSIWALA REALTY



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