

\$2,800,000 - 71 Maltby Road E, Puslinch

MLS® #40768691

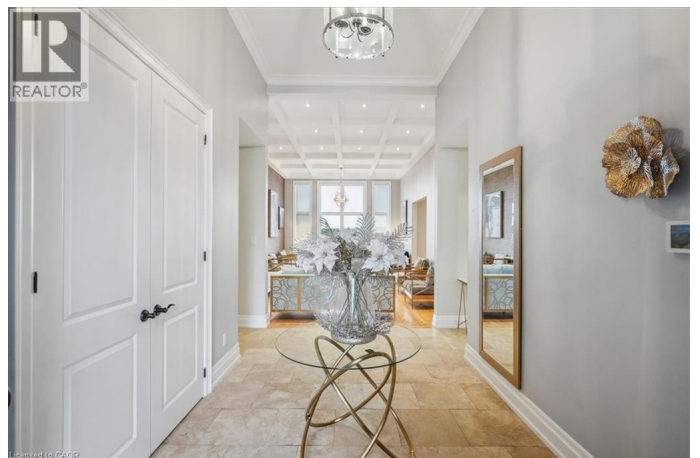
\$2,800,000

7 Bedroom, 7.00 Bathroom, 6,420 sqft

Single Family on 1.84 Acres

22 - Rural Puslinch East, Puslinch, Ontario

Welcome to this remarkable beautiful lucky family home community, where all desired amenities are minutes away including: great schools, coffee shops, grocery stores, Rattle Snake Point Golf Club, Guelph Hospital and more. As you step inside, you're immediately met with an open concept floor plan with modern hardwood floors, smart pot lights, and several windows designed with motorized blinds and California window shutters. The kitchen overlooks all the primary living areas and boasts a large center island with elegant quartz countertops, built-in stainless steel appliances, and ample upper and lower cabinetry space with pull out spice racks and garbage drawer. Set a warm and inviting ambiance in your spacious living room double sided fireplace. For those that love to entertain, direct access is granted to your lovely fenced backyard from your living room, enabling a seamless transition from room to room and outdoors. Curated for versatile needs, the main floor office is ideal for those working from home or can easily be transformed into a playroom for the little ones. Ascend mid-level, where you will find a breathtaking family room with soaring ceiling heights, and custom built-in shelves that open up to your very own private terrace - ideal for a morning cup of coffee or an evening glass of wine while winding down. Upstairs, 3 generously sized bedrooms await, including a luxurious primary bedroom complete with a walk-in closet featuring custom shelving and a



5pc ensuite with soaker tub and freestanding shower with natural stone floors. An absolute must see with lots spent on custom upgrades throughout! ****EXTRAS**** The lovely exterior with stunning curb appeal features parking for multiple vehicles and a front porch/entry way with natural stone. (id:6289)

Built in 2011

Essential Information

Listing #	40768691
Price	\$2,800,000
Bedrooms	7
Bathrooms	7.00
Half Baths	1
Square Footage	6,420
Acres	1.84
Year Built	2011
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	71 Maltby Road E
Subdivision	22 - Rural Puslinch East
City	Puslinch
Province	Ontario
Postal Code	N0B2J0

Amenities

Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Paved driveway, Country residential, Automatic Garage Door Opener
Parking Spaces	13
Parking	Attached Garage, Detached Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Dishwasher, Freezer, Oven - Built-In, Satellite Dish,
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	Water softener, Microwave Built-in, Hood Fan
Heating	Geo Thermal Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Stucco, Wood
Exterior Features	Lawn sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office SUTTON GROUP QUANTUM REALTY INC



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