

\$1,500,000 - 308 Townsend Drive, Breslau

MLS® #40771573

\$1,500,000

7 Bedroom, 5.00 Bathroom, 4,846 sqft

Single Family on 0.00 Acres

554 - Breslau/Bloomingdale/Maryhill, Breslau, Ontario

Rare opportunities like this don't come around too often so welcome to an incredible retreat in the City! This executive Multi-generational home boasting 5+2 Large Bedrooms, is backing onto a quiet Forest of a Conservation area offering an enviable spectacular view. The extremely functional layout of the main floor, designed to accommodate both family living and entertainers' needs, features high ceiling and an ample open to above space with a nice maple kitchen & breakfast island, a large living area, a Primary bedroom with an oversize Walk-in Closet & 5 Pc. Ensuite, plus an extra Bedroom for convenience, not to mention the desirable Sunroom. An ADDITIONAL Primary Bedroom with Ensuite plus 2 other large bedrooms and a full bath complete the 2nd level. A fully finished Walk-out basement would surely impress you with its practical layout featuring an immense Recreation room, Kitchen, 2 Bedrooms, 3 Pc. Bath, Cold room and plenty of storage. 200K in Professional Upgrades completed in recent years: Complete Backyard & Landscaping (a Total Transformation that you must see), Basement Kitchen, Exterior & Garage Doors, Driveway and Sidewalk, Patios, Retaining Walls, extraordinary exterior Fireplace, Privacy Fence, Painting and more. And if you enjoy being surrounded by nature and having your own Oasis, this unmatched backyard is a truly Private Paradise. A unique feature of this



particular lot is the rare configuration able to offer a walk-out from both the main floor and basement. Located within quick access to major Highways & excellent Schools and Universities, easy commuting to Kitchener, Waterloo, Cambridge & Guelph. Meticulously maintained and presented in pristine condition, this home exemplifies pride of ownership, don't miss the opportunity of a Luxury living at its finest ! (id:6289)

Built in 2008

Essential Information

Listing #	40771573
Price	\$1,500,000
Bedrooms	7
Bathrooms	5.00
Half Baths	1
Square Footage	4,846
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	308 Townsend Drive
Subdivision	554 - Breslau/Bloomingtondale/Maryhill
City	Breslau
Province	Ontario
Postal Code	N0B1M0

Amenities

Amenities	Airport, Golf Nearby, Park, Playground, Public Transit, Schools, Shopping
Features	Backs on greenbelt, Conservation/green belt, Sump Pump, Automatic Garage Door Opener, In-Law Suite
Parking Spaces	5
Parking	Attached Garage

of Garages 1

Interior

Appliances Central Vacuum, Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Hood Fan, Window Coverings, Garage door opener

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 2

Fireplaces Electric

of Stories 2

Has Basement Yes

Exterior

Exterior Brick, Vinyl siding

Exterior Features Landscaped

Foundation Poured Concrete

Listing Details

Listing Office Peak Realty Ltd.



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