

\$1,595,000 - 1071 Rivers Edge Drive, West Montrose

MLS® #40780851

\$1,595,000

4 Bedroom, 3.00 Bathroom, 2,990 sqft

Single Family on 1.00 Acres

553 - St Jacobs/Floradale/W.Montrose, West Montrose, Ontario

1071 Rivers Edge Drive, West Montrose A Rare Riverside Retreat on a Private Acre. Welcome to your newly built (2023) dream home and cottage lifestyle on the Grand River. Nestled on a private 1-acre lot in the charming community of West Montrose, this residence is the perfect blend of luxury, comfort, and nature. The front yard and agricultural zoning provides space for a circular driveway and an additional build. Step inside and experience bright, airy interiors with expansive, picturesque windows that frame stunning views of the outdoors. Elegant hardwood flows throughout the home, enhancing the open-concept design and natural warmth. The kitchen is spectacular, outfitted with premium appliances, a large island, and thoughtful finishes—open concept—perfect for hosting or enjoying quiet evenings with loved ones. The entertaining continues through the patio doors to an expansive deck. Retreat to the sound-enhanced primary suite, complete with a walk-in closet and a spa-inspired ensuite bathroom. The lower walkout features a spacious family room and opens to your outdoor oasis. Designed for families of all sizes, with three well-appointed bedrooms, 5 piece bath with heated floors, laundry room, and a heated utility room workshop. With full sized windows and nature views this lower level seamlessly engages the outdoors with full sized patio doors. Enjoy seamless access to the Grand River for kayaking, along with



nearby walking trails. The triple-door, heated 807 sqf garage is ideal for car lovers or hobbyists. Below half of the garage you will find a large storage area. Beyond beautiful design, the home features modern, low maintenance mechanicals for peace of mind—including a new septic system, air exchanger, iron filter, UV water filtration system, and a 230-foot well delivering excellent water. This is more than a home—it's a lifestyle. Whether you're seeking tranquility, adventure, or the ultimate place to gather, 1071 Rivers Edge Drive offers it all. (id:6289)

Built in 2023

Essential Information

Listing #	40780851
Price	\$1,595,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,990
Acres	1.00
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1071 Rivers Edge Drive
Subdivision	553 - St Jacobs/Floradale/W.Montrose
City	West Montrose
Province	Ontario
Postal Code	N0B2V0

Amenities

Amenities	Park, Schools
Utilities	Electricity, Natural Gas

Features	Paved driveway, Skylight, Country residential, Automatic Garage Door Opener
Parking Spaces	7
Parking	Attached Garage
# of Garages	1
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Water softener, Water purifier, Washer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas In Floor Heating, Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete, Metal, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	MCINTYRE REAL ESTATE SERVICES INC.
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