

\$545,000 - 40 Bullfrog Drive, Puslinch

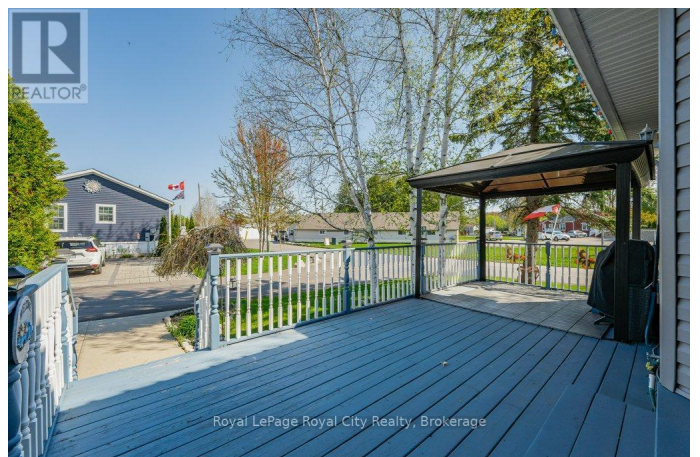
MLS® #X12126067

\$545,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Puslinch East, Puslinch, Ontario

Welcome to your dream home in Mini Lakes, a serene and idyllic community! This warm and cozy residence offers the perfect blend of comfort and convenience. Nestled in a peaceful and quiet neighbourhood, you'll enjoy the tranquility (no traffic or sirens), making it the ideal retreat from the hustle and bustle of city life. Enjoy efficient open concept living, cooking and entertaining while watching the lovely gas fireplace. The kitchen offers abundant cupboard and counter space and convenient built-ins beside the dining table. A large deck almost doubles your entertainment space where you can enjoy evenings under the stars or inside the screened gazebo. The primary bedroom with walk in closet and ensuite bathroom allows you to pamper yourself while your guests can enjoy the four piece main bathroom. There is plenty of room for two cars and a golf cart in this oversized driveway and there is a large side yard with three storage sheds. Stroll across the street to the pool and community centre. Mini Lakes is the most sought-after lifestyle gated community in Southern Ontario. Located only 5 minutes from the 401 and the bustling South end of Guelph, which provides all the necessary amenities for shopping, entertainment and healthcare. Residents enjoy spring fed lakes, fishing, canals, heated pool, recreation centre, bocce courts, library, trails, gardens allotments, walking club, dart league, golf tournament, card nights, etc. Don't miss out on this opportunity to own a piece of



paradise in such a delightful community.
Schedule a viewing today and discover the perfect place to call home! Mini Lakes is a Common Elements Condominium Community with residents having FREEHOLD TITLE to the land they reside on (POTL-Parcel of Tied Land). (id:6289)

Essential Information

Listing #	X12126067
Price	\$545,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	40 Bullfrog Drive
Subdivision	Rural Puslinch East
City	Puslinch
Province	Ontario
Postal Code	N0B2J0

Amenities

Amenities	Park, Place of Worship, Fireplace(s)
Features	Irregular lot size, Carpet Free
Parking Spaces	2
Parking	No Garage
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

of Stories 1

Exterior

Exterior Vinyl siding
Lot Description 57 x 70 FT
Foundation Poured Concrete, Slab

Listing Details

Listing Office Royal LePage Royal City Realty



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