

\$2,399,000 - 7412 Boyce Drive, Puslinch

MLS® #X12364228

\$2,399,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Rural Puslinch East, Puslinch, Ontario

Unbeatable Location! This rare and stunning 1.66-acre property offers the perfect blend of privacy and convenience, just minutes from all amenities and the 401. Nestled at the end of a mature, welcoming cul-de-sac, this 2014 custom-built, 3+1-bedroom, 4-bathroom stone and brick bungalow features more than 4500 sq ft of thoughtfully designed living space. Designed with family living in mind, this home boasts a spacious open-concept floor plan, with cathedral, vaulted and 9+ ft ceilings and expansive windows that flood the interior with natural light, showcasing the breathtaking views of the private, serene landscape. The main floor offers a "foodie's" granite counter kitchen accented with elegant cabinets and a massive central island. The walk out to the backyard oasis and covered deck provides stunning views. The main floor also offers a principal bedroom with a large walk-in closet and a luxurious 5 pc ensuite bathroom, a formal dining room, walk-in pantry, laundry and a dedicated office space, all designed for today's lifestyle. The finished walk-out basement adds even more value with oversized windows, 4th bedroom, a wet bar, a games & media area, a recreation room with a warming fireplace, and additional storage or potential for future expansion with a separate staircase directly from the garage. Step outside into the ultimate backyard retreat, complete with a fully fenced inground heated swimming pool (2016), a cabana, a cover deck, a hot tub and luxurious Tobermony



stone landscaped patios perfect for relaxing and entertaining. Extensive, easy-to-maintain landscaping surrounds this house. This home offers practical functionality with a 3-car garage providing convenient main floor and basement accesses, including a paved driveway with 10+ car parking for family and guests. Move-in-ready homes like this, offering such a unique combination of space, style, and privacy, are truly a gem. Do not miss the opportunity to make this beautiful property your forever hom (id:6289)

Essential Information

Listing #	X12364228
Price	\$2,399,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7412 Boyce Drive
Subdivision	Rural Puslinch East
City	Puslinch
Province	Ontario
Postal Code	N0B2J0

Amenities

Amenities	Place of Worship, Golf Nearby, Fireplace(s)
Utilities	Electricity, Electricity Connected, Wireless, Natural Gas Available
Features	Cul-de-sac, Wooded area, Irregular lot size, Open space, Dry, Sump Pump
Parking Spaces	13
Parking	Attached Garage, Garage, Inside Entry, RV
# of Garages	2
Has Pool	Yes

Pool Inground pool

Interior

Appliances Hot Tub, Garage door opener remote(s), Water Heater, Water purifier, Water Treatment, Water softener

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 2

of Stories 2

Has Basement Yes

Basement Separate entrance, Walk out

Exterior

Exterior Brick, Stone

Exterior Features Landscaped

Lot Description 258.5 x 373.2 FT ; East 383.89 North 130.36 ft|1/2 - 1.99 acres

Foundation Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE MEADOWTOWNE REALTY



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