

\$1,949,900 - 6956 Concession 4, Puslinch

MLS® #X12379248

\$1,949,900

6 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Rural Puslinch West, Puslinch, Ontario

A SPACIOUS ALL BRICK BUNGALOW LOCATED IN COUNTRYSIDE OFFERS A LIFESTYLE OF SOPHISTICATION AND CONVENIENCE. IT IS CONVENIENTLY LOCATED JUST 10 MINURES FROM GUELPH & CAMBRIDGE, BACKING INTO WOODED GREENSPACE, MAIN FLOOR HAS 3 SPACIOUS BEDROOMS. MASTER BEDROOM WITH HIS/HER WALK IN CLOSETS AND LAVISH ENSUITE BATHROOM IS PERFECT FOR RELAXATION AFTER A LONG DAY. MAIN FLOOR ALSO BOASTS A OFFICE W/ FRENCH DOORS, A TIMELESS GOURMET KITCHEN WITH WALKOUT TO COVERED DECK & PATIO W/PERGOLA, ELECTRIC FIREPLACE, A SPACIOUS LIVING ROOM & PLENTY OF STORAGE THROUGHOUT.THE LOWER LEVEL ALMOST DOUBLES THE SQUARE FOOTAGE AND IS PERFECT FOR ENTERTAINMENT WITH BIG SCREEN PROJECTOR AND POOL TABLE.IT HAS HEATED FLOORING THAT PROVIDES MORE WARMTH AND COMFORT WITH MORE ENERGY EFFICIENT FEATURE. IT COMES WITH 2 SPACIOUS BEDROOMS WITH 3 PC BATH AND HAS SEPARATE ENTRANCE FROM GARAGE FOR POTENTIAL RENTAL INCOME. ATTACHED HEATED DOUBLE CAR GARAGE IS SPACIOUS ENOUGH FOR 3 CAR PARKINGS WITH HUGE PARKING AREA TO ACCOMMODATE 20 PLUS VEHICLES. IT IS JUST MINUTES FROM HWY 401, BANKS,



PLAZAS AND SCHOOLS. ITS BUYER
AGENT/ BUYER RESPONSIBILITY TO DO
THEIR DUE DILIGENCE IN REGARDS TO
THE MEASUREMENT OF THE ROOMS.
(id:6289)

Essential Information

Listing #	X12379248
Price	\$1,949,900
Bedrooms	6
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6956 Concession 4
Subdivision	Rural Puslinch West
City	Puslinch
Province	Ontario
Postal Code	N0B2J0

Amenities

Utilities	Cable, Electricity
Parking Spaces	22
Parking	Attached Garage, Garage
# of Garages	2
View	View

Interior

Appliances	Oven - Built-In, Water softener, Dryer, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick, Concrete
Lot Description	196.9 x 296.9 FT
Foundation	Concrete

Listing Details

Listing Office HOMELIFE/MIRACLE REALTY LTD



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