

\$3,098,000 - 9 Lake Avenue E, Puslinch (puslinch Lake Settlement Areas)

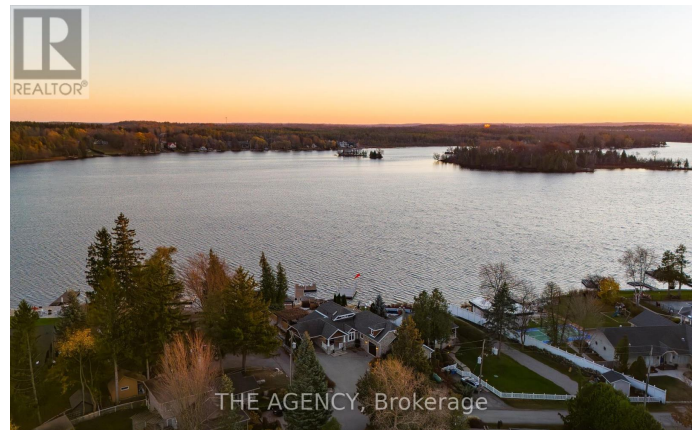
MLS® #X12381174

\$3,098,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Puslinch Lake Settlement Areas, Puslinch
(puslinch Lake Settlement Areas), Ontario

This exceptional waterfront home on Puslinch Lake offers over 70 feet of owned shoreline and a lifestyle most only dream of. Originally constructed in 1915, the residence underwent a major renovation from 2012-2013, drastically increasing its square footage and interior space. A timeless stone exterior was added, while the interior was fully reimagined with high-end finishes, modern systems, and thoughtfully designed spaces for contemporary living. Outdoor living is truly unmatched: the property's south-facing exposure provides phenomenal sunrises and sunsets, bathing the space in natural light throughout the day. From every vantage point, you'll enjoy breathtaking water views. A built-in outdoor kitchen, pergola, hot tub, multi-tiered seating areas, fire pit, and a sit up bar with tiki lounge all combine to create the ultimate lakefront escape. The main level features a primary bedroom with a private 4-piece ensuite and dedicated laundry, alongside generous entertaining areas including an open kitchen, dining room, and family room. A separate office provides flexibility as an additional bedroom. Upstairs, a peaceful guest suite boasts stunning lake views through a massive picture window an ideal retreat or an alternative primary suite. The finished basement adds even more functional living space, featuring a fantastic recreation area complete with a wet bar, wine



cellar, and a 2-piece washroom perfect for entertaining or unwinding after a day on the lake. The attached two-storey workshop is fully insulated and features heated floor ideal for creative projects, hobbies, or a private studio. Topping it all off, a two-storey boathouse-newly built in 2007-includes a full accessory apartment with its own private deck. This is a one-of-a-kind property offering history, luxury, and endless lakeside enjoyment. (id:6289)

Essential Information

Listing #	X12381174
Price	\$3,098,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9 Lake Avenue E
Subdivision	Puslinch Lake Settlement Areas
City	Puslinch (puslinch Lake Settlement Areas)
Province	Ontario
Postal Code	N3C2V4

Amenities

Amenities	Fireplace(s)
Features	Cul-de-sac, Sloping, Conservation/green belt, In-Law Suite
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water softener, Water Heater, Dishwasher, Dryer, Garage door opener, Microwave, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Other
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Wood
Lot Description	70.2 x 194.5 FT
Foundation	Concrete, Slab

Listing Details

Listing Office THE AGENCY



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