

# \$454,000 - 6 Water (pvt) Street, Puslinch

MLS® #X12422338

**\$454,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Rural Puslinch East, Puslinch, Ontario

Fall in love with the Mini lakes lifestyle. This charming home is located in a year round gated community and is perfectly situated on a quiet, private lot where the outdoor living is just as inviting as indoor living. Unwind under the gazebo on the deck, lounge on the patio listening to the breeze in the trees, or stargaze on clear nights, this is relaxation at its best. Inside, you'll find all the comforts of home with plenty of charm, including a cozy natural gas fireplace with a beautiful stone surround and mantel. The open-concept living area is ideal for entertaining or simply enjoying everyday life, whether you're cooking dinner or catching up on your favourite show, you're always part of the conversation. Down the hall, the primary bedroom is peacefully tucked away at the back of the home, perfect for sleeping with the window open letting in the fresh country air. A well-appointed bathroom with a bright skylight sits conveniently between the primary and second bedroom, offering privacy and functionality. But the true magic of Mini Lakes lies beyond your door. Explore scenic canals, creeks, and the lake perfect for floating, paddling, or simply soaking up the sun. Invite friends and family to the heated pool for lazy afternoons, and don't miss the annual kids' fishing derby, a local favourite. With a vibrant community spirit and activities for every interest-bocce, cards, darts, golf tournaments, walking clubs, and more you'll never run out of things to do. The driveway has been freshly paved and there is plenty of room to park your



GOLF CART, which is available to purchase or MAY BE INCLUDED IN THE SALE! Whether you're looking for a peaceful retreat or a fun-filled lifestyle, this home and Resort Style Community have it all. (id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12422338     |
| Price     | \$454,000     |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6 Water (pvt) Street |
| Subdivision | Rural Puslinch East  |
| City        | Puslinch             |
| Province    | Ontario              |
| Postal Code | N1H6H9               |

**Amenities**

|                |                     |
|----------------|---------------------|
| Amenities      | Fireplace(s)        |
| Features       | Carpet Free, Gazebo |
| Parking Spaces | 2                   |
| Parking        | No Garage           |
| Has Pool       | Yes                 |
| Pool           | Inground pool       |

**Interior**

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Blinds, Dishwasher, Dryer, Furniture, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                            |
| Cooling      | Central air conditioning                                          |
| Fireplace    | Yes                                                               |
| # of Stories | 1                                                                 |

**Exterior**

|                 |                       |
|-----------------|-----------------------|
| Exterior        | Vinyl siding          |
| Lot Description | 38 x 72 FT            |
| Foundation      | Poured Concrete, Slab |

## **Listing Details**

Listing Office      Royal LePage Royal City Realty



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