

\$759,900 - 197 Carters Lane, Guelph/eramosa (rockwood)

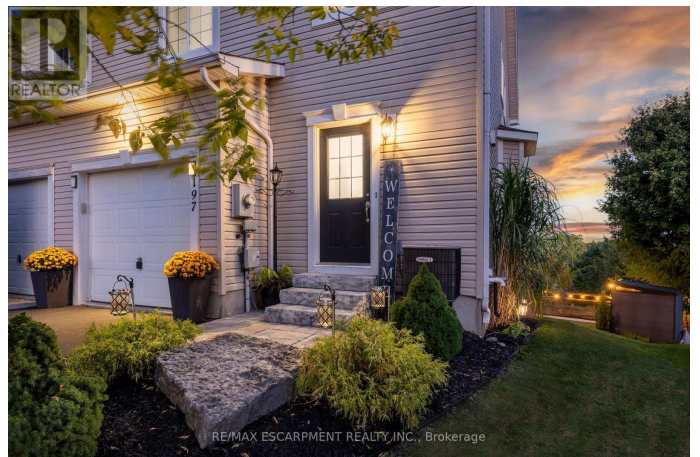
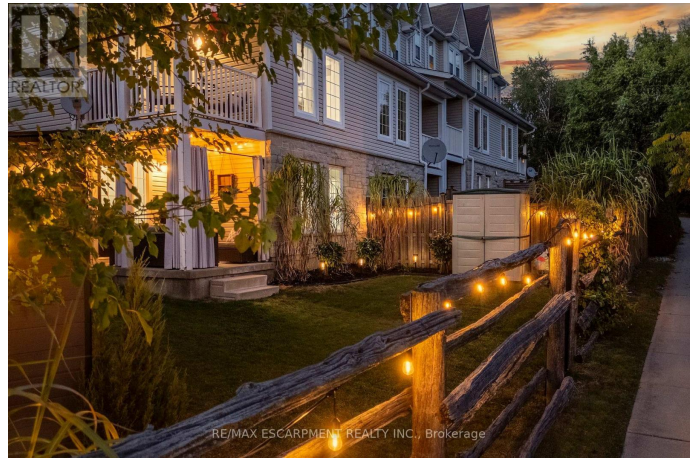
MLS® #X12438093

\$759,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rockwood, Guelph/eramosa (rockwood),
Ontario

Welcome home to 197 Carters Lane, Rockwood, ON, an end-unit townhouse that checks all the boxes for growing families or those taking the exciting leap into home ownership. Situated on a pie shaped lot with no backyard neighbours, this home offers privacy, comfort, and space to grow. Step through the beautifully landscaped front entrance with charming arbor stone steps into the heart of the home. The main floor features an updated kitchen - new countertops, a stylish backsplash, and modern light fixtures - flowing effortlessly into a bright dining area with a large window that brings in warm natural light. The living room boasts gleaming hardwood floors, pot lights, and a walkout to a balcony overlooking the well-kept backyard - perfect for morning coffee or watching kids play. The main level also features a powder room and direct access to the garage. Upstairs you'll find three cozy bedrooms and a full four-piece bathroom, with semi ensuite access from the primary bedroom. The primary also includes a walk-in closet and generous natural light. Upper-level laundry makes life easier-no more hauling laundry up and down stairs. The finished basement adds even more living space: a bright recreation room, exercise room, vinyl flooring, pot lights, and a walkout to a covered patio - an ideal spot for family BBQs, kid space, or just chilling outdoors in



any weather. There's also a convenient 3-piece bathroom downstairs. Located on a friendly, family-oriented street in a neighbourhood known for green space and natural features, you'll love having access to trails, and nearby parks. The Rockwood Conservation Area is close by for weekend adventures in nature. And with easy commutes to Guelph and Acton (for GO train access), this home delivers both peaceful living and connected opportunity. If you're ready to start your home ownership journey in a place where your children can make new friends, play in the yard, and you feel part of a real community - this one's waiting for you. (id:6289)

Essential Information

| | |
|------------|---------------|
| Listing # | X12438093 |
| Price | \$759,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Half Baths | 1 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|---------------------------|
| Address | 197 Carters Lane |
| Subdivision | Rockwood |
| City | Guelph/eramosa (rockwood) |
| Province | Ontario |
| Postal Code | N0B2K0 |

Amenities

| | |
|----------------|-------------------------|
| Features | Sump Pump |
| Parking Spaces | 2 |
| Parking | Attached Garage, Garage |
| # of Garages | 2 |

Interior

| | |
|-----------------|---|
| Appliances | Water softener, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator |
| Heating | Natural gas Forced air |
| Cooling | Central air conditioning |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| # of Stories | 2 |
| Has Basement | Yes |
| Basement | Walk out |

Exterior

| | |
|-----------------|--------------------------------------|
| Exterior | Vinyl siding |
| Lot Description | 14.7 x 94.4 FT ; Irregular Pie Shape |
| Foundation | Poured Concrete |

Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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