

\$1,100,000 - 21 Cherry Blossom Circle, Guelph (village By The Arboretum)

MLS® #X12457333

\$1,100,000

3 Bedroom, 3.00 Bathroom,
Single Family on 50.00 Acres

Village By The Arboretum, Guelph (village By The Arboretum), Ontario

Rare Find at Village By The Arboretum: Premium Location Bungalow with Double Garage & Private Guest Loft! Welcome to 21 Cherry Blossom Circle, one of the most uniquely desirable homes in the sought-after 55+ Village By The Arboretum community. This modern-designed Bungalow stands out with its major features and upgrades, including a double-car garage and an expansive loft space that incorporates an essential third bedroom and a full bathroom, providing unparalleled privacy for visiting guests. The main floor offers meticulously maintained living with vaulted ceilings, beautiful crown moulding, and a private primary suite featuring a spectacular new ensuite bath. This luxurious bath boasts a heated, programmable floor, a multi-head shower with a built-in seat, and a heated towel rack. The rear of the home features a comfortable family room with a new Sun Tunnel (2024) that opens directly onto a maintenance-free two-tiered composite deck, complete with a remote-control sunshade for easy comfort. Peace of mind is provided by significant, recent updates like a newer Furnace (2021), owned Water Heater (2025), improved 20" attic insulation, and new garage doors, plus the unique whole-house mesh "pest-proofing". The home features 200 Amp electrical service and no "popcorn" ceilings, with a bath rough-in awaiting your future plans



in the basement. This home provides the space, luxury, and convenience needed to fully enjoy the exceptional active adult lifestyle offered by the Village, including the pool and pickleball amenities. Location just cant be beat as all you have to do is cross the street to gain access to the main club house with a virtual unending list of amenities and activities.

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Essential Information

Listing #	X12457333
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	50.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	21 Cherry Blossom Circle
Subdivision	Village By The Arboretum
City	Guelph (village By The Arboretum)
Province	Ontario
Postal Code	N1G4X7

Amenities

Amenities	Fireplace(s)
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Humidifier, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Royal City Realty



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