

\$1,399,900 - 23 Brock Road N, Puslinch (aberfoyle)

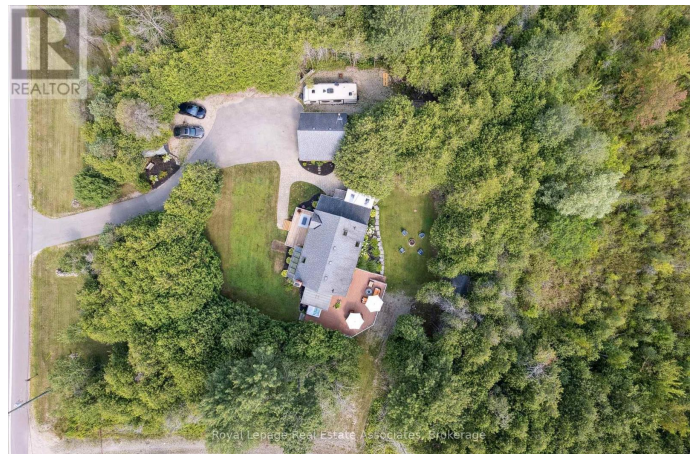
MLS® #X12459896

\$1,399,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Aberfoyle, Puslinch (aberfoyle), Ontario

A rare gem tucked onto a picturesque 1-acre wooded lot. This property strikes the perfect balance of privacy, space, and accessibility. Set in the coveted community of Aberfoyle, you're just minutes to Guelph's vibrant South End and Highway 401, making it both a commuters dream and a peaceful retreat for families who want country living without compromise. Inside, a thoughtful layout offers 3 spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite featuring heated floors and a sleek glass-and-tile shower. The gourmet kitchen is designed to impress with high-end Dacor appliances, an oversized island, and plenty of space to entertain. A sun-filled solarium invites you to unwind, gather with friends, or simply soak in serene views of your private forested backyard. The fully finished basement extends your living space with a large rec room, custom bar, and an additional bedroom. Step outside to a sprawling TREX patio with multiple zones for lounging, dining, and entertaining plus a hot tub for year-round relaxation. Bonus features include a detached double garage, perfect for storage, a workshop, or extra space for your toys and tools. This is a rare opportunity to own a private estate-style property in the heart of Puslinch. Whether you're a commuter, an entertainer, or a nature lover, 23 Brock Rd. N delivers the lifestyle you've been searching for. (id:6289)



Essential Information

Listing #	X12459896
Price	\$1,399,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	23 Brock Road N
Subdivision	Aberfoyle
City	Puslinch (aberfoyle)
Province	Ontario
Postal Code	N0B2J0

Amenities

Features	Sump Pump
Parking Spaces	14
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	200.1 x 222.9 FT
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Real Estate Associates
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