

A two-story brick house with a white garage door and a dormer window. The house features a red brick exterior with a white garage door and a dormer window. The roof is dark grey. The house is surrounded by greenery, including trees and bushes. A paved driveway leads to the garage. The address number 125 is visible on the brick wall.

GMT

125 Riverwalk Place
Rockwood

Welcome to 125 Riverwalk Place

Nestled in the exclusive Riverwalk Place community in idyllic Rockwood, this freehold bungalow offers an appealing lifestyle opportunity in the Guelph/Eramosa township. Professionally landscaped grounds with a fine balance of natural stone + perennial gardens that are incredibly low maintenance + create a welcoming exterior. The front portico opens to reveal an impressively bright + expansive interior with garden views.

THE GOODALE MILLER TEAM

Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage



Property Highlights

BEDS	2+1
BATHS	3
LOT SIZE	26.25 ft x 108.30 ft
ABOVE GRADE	1,805 sq ft
TOTAL SQ FT	2,908 sq ft
TAXES	\$5,150 / 2026





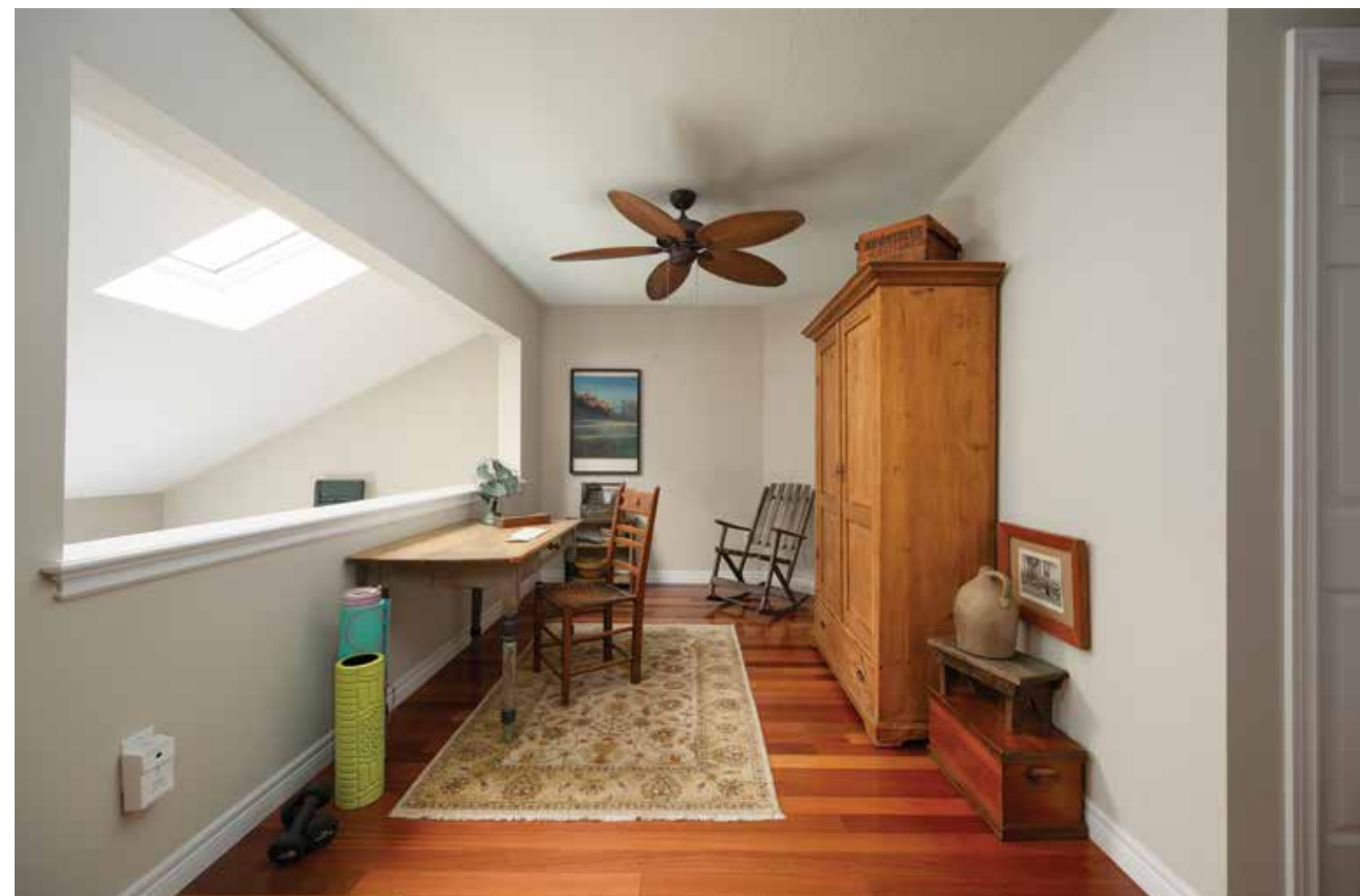
Main Level

Main floor living at its finest. Expansive principal spaces + a clever layout. Bright formal foyer with interior garage + a laundry with extra storage to keep life organized. The kitchen will appease the chef at heart with an abundance of cabinetry, solid granite prep space + stylishly chic. Large formal breakfast can serve a formal function or everyday dining. The main floor primary is tucked away, offering a serene space. The great room features cathedral ceilings, fireplace + expansive glazing. With a French door leading to the rear deck with picturesque nature views – an ideal spot for morning coffee or al fresco dining.







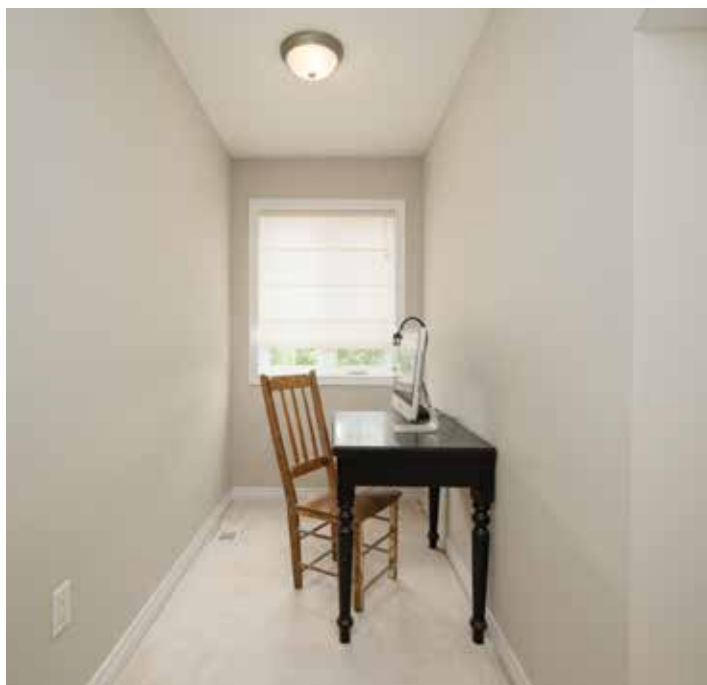


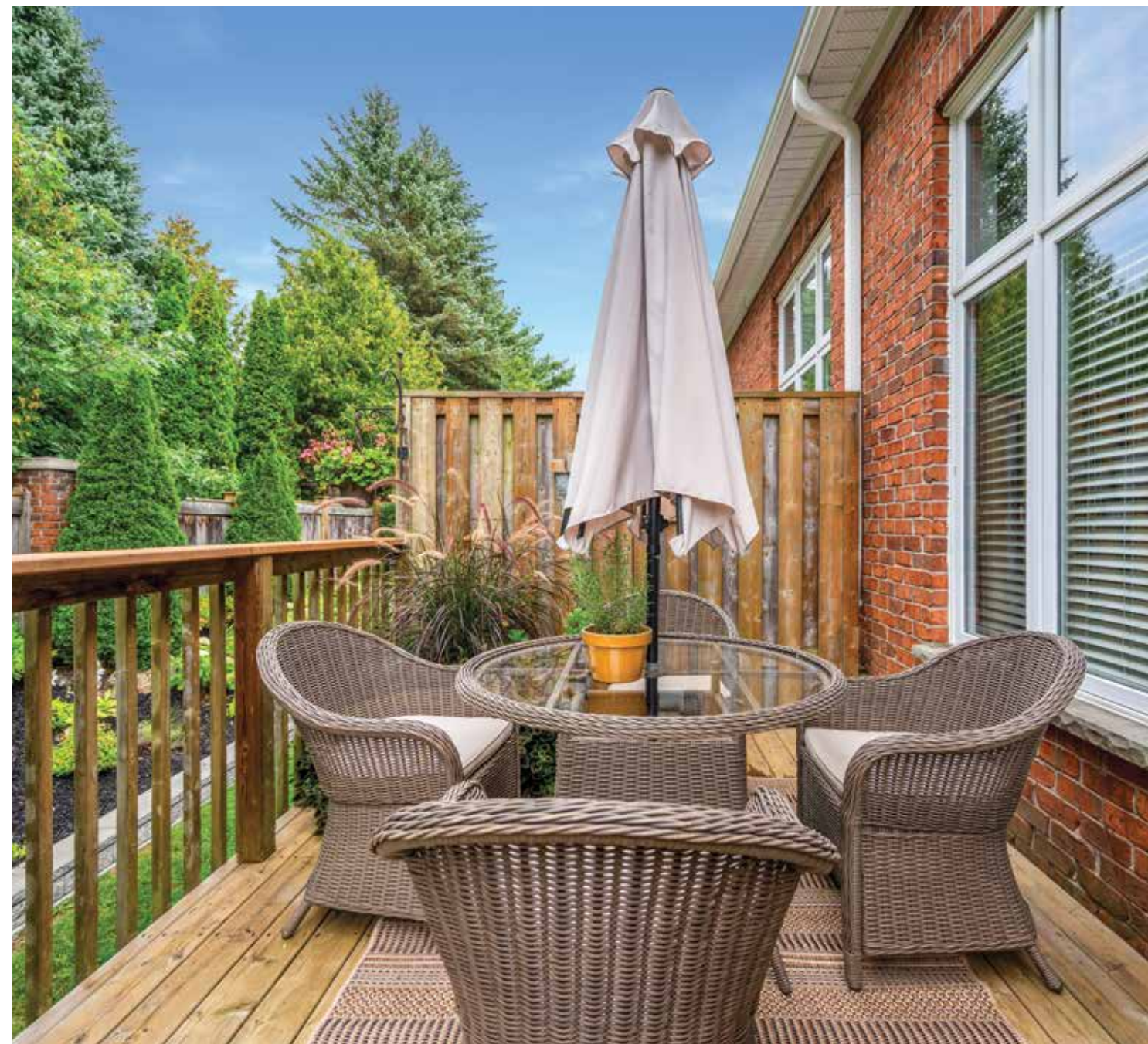


Second & Lower Level

With an abundance of natural light, the upper level offers a separate den space + office area that opens to the great room below. A beautifully finished full bath brings a refined feel to this level + the second bedroom is generously sized. This level offers tremendous flexibility - customize to meet your needs.

The lower level is designed with family life in mind, offering a spacious recreation room, a large third bedroom, well-appointed full bath + ample storage. Spread out or stay connected, there's space for movie nights, weekend gatherings + a dedicated place for guests. Polished + practical.





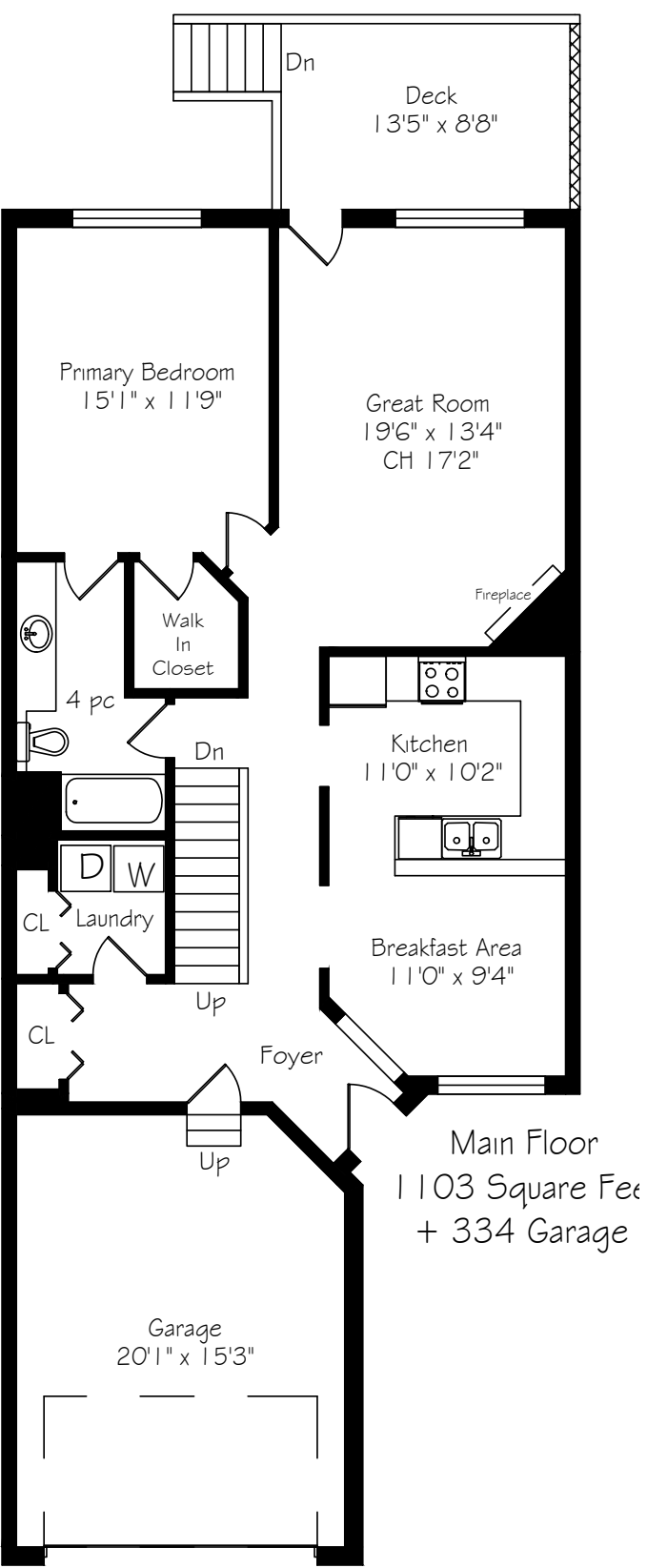
Backyard

The rear yard is beautifully established with mature gardens + a dense tree canopy. The deck offers a place to dine + the lower patio a private lounge. It's rare to find such privacy in combination with low maintenance.

A short walk to downtown Rockwood, Waterside Park + exclusive private access to a trail network leading down to Eramosa River. Short distance to Rockwood Caves + Rockwood Conservation Area. This is a quiet neighbourhood surrounded by nature, while remaining easily connected to Guelph + major highways.

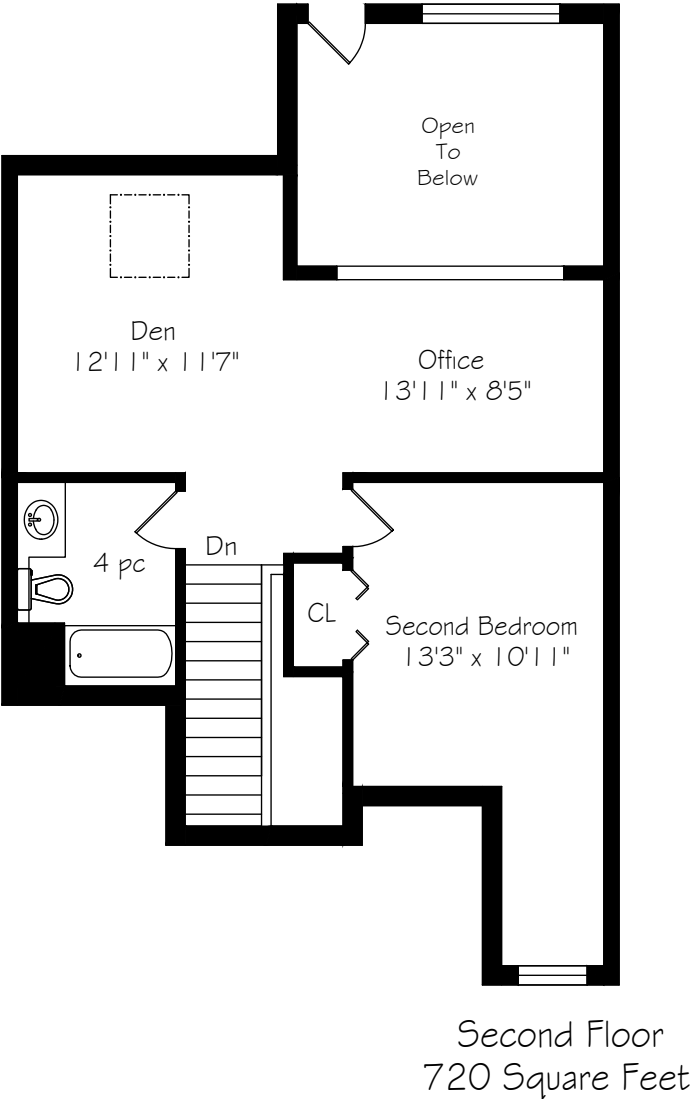


Main Level Floor Plan



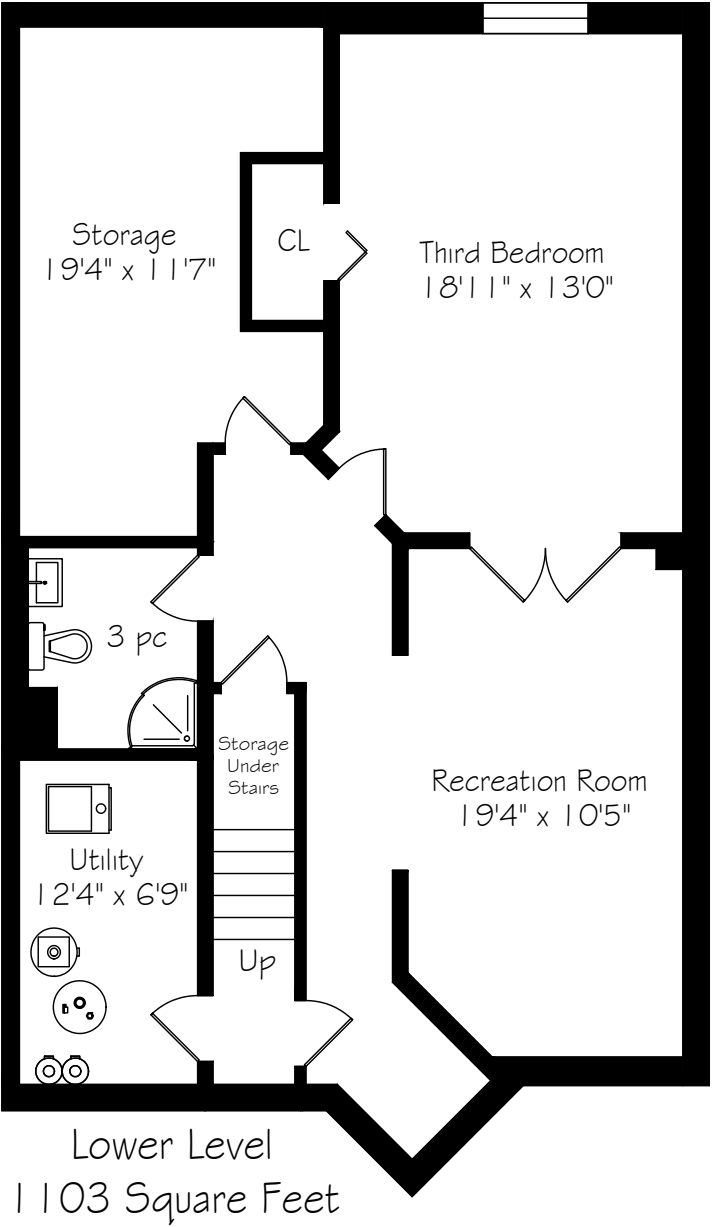
*Room sizes should be considered approximate since measurements are subject to certification.

Second Level Floor Plan



*Room sizes should be considered approximate since measurements are subject to certification.

Lower Level Floor Plan



*Room sizes should be considered approximate since measurements are subject to certification.



Luxury Features

NOTABLE

- Masterfully landscaped
- Mature mixed tree canopy
- Perennial framing gardens
- Mixed perennials in gardens
- Stone drive + walkway
- Walk to the town of Rockwood, Rockwood Caves + Waterside Park

- MAIN LEVEL -

FOYER

- Bold entry door with matte black hardware
- Formal entrance with textured tile flooring
- Traditional baseboards
- Double coat closet
- Etched glass pendant light
- Flushmount glass light
- Interior garage access

LAUNDRY

- Tucked away
- Textured tile flooring
- Traditional baseboards
- Double closet with open shelving
- Upper closed cabinetry
- White Whirlpool washer + dryer set

KITCHEN

- Textured tile flooring
- Traditional baseboards
- Peninsula style
- Shaker style upper + lower cabinetry with matte black hardware
- Mixed granite countertops with beveled edge
- Imported decorative ceramic tile backsplash
- Undermount lighting
- Ample storage space
- Double stainless steel sink with bronze fixture
- Appliances:
- Black Whirlpool stove with smooth glass top
- Black Whirlpool hood vent
- Black Whirlpool refrigerator
- Black Kenmore dishwasher
- Expansive counter prep space
- Raised breakfast bar counter with mixed granite top
- Pot lighting
- Open to breakfast area

FORMAL BREAKFAST

- Textured tile flooring
- Traditional baseboards
- Ample space for a large table
- Expansive glazing
- Mixed metal chandelier

GREAT ROOM

- Grand space with vaulted ceiling
- Skylight
- Expansive glazing with oversized transom
- Glass French door leads to rear patio
- Engineered hardwood flooring
- Traditional baseboards
- Feature wall with gas fireplace with milled surround
- Central feature lighting
- Very bright space

MAIN FLOOR PRIMARY BEDROOM

- Plush broadloom
- Traditional baseboards
- Expansive glazing
- Central designer chandelier

DRESSING

- Walk-in closet with open shelving + hanging
- Flushmount lighting

PRIMARY SEMI-ENSUITE

- Textured tile flooring
- Traditional baseboards
- Expansive vanity with closed storage, cream top, Kohler sink + singular chrome faucet
- Wall-mounted mirror + linear sconce
- Deep acrylic tub + shower surround with chrome fixtures
- Kohler lavatory

Luxury Features

- UPPER LEVEL -

- Plush Berber carpeting with warm oak spindles
- Vaulted ceilings
- Engineered hardwood flooring
- Traditional baseboards
- Linen closet

DEN

- Engineered hardwood flooring
- Traditional baseboards
- Skylight
- Central mount ceiling fan

OFFICE SPACE

- Engineered hardwood flooring
- Traditional baseboards
- Open to great room below
- Central mount ceiling fan

BEDROOM 2

- Plush broadloom flooring
- Traditional baseboards
- Double closet with open shelving + hanging storage
- Semi-flush central lighting
- Study alcove with double casement window

BATHROOM

- Textured tile flooring
- Traditional baseboards
- Vanity with closed storage, cream top, Kohler sink + singular chrome faucet
- Wall-mounted mirror + linear sconce
- Deep acrylic tub + shower surround with chrome fixtures
- Kohler lavatory

- LOWER LEVEL -

- Plush Berber carpeted stairs with warm oak rail
- Luxury textured laminate flooring
- Traditional baseboards
- Under-stair storage
- Expansive storage space
- Flushmount lighting

RECREATION ROOM

- Luxury textured laminate flooring
- Traditional baseboards
- Ample space for family gatherings
- Central ceiling fan

BEDROOM

- Luxury textured laminate flooring
- Traditional baseboards
- Oversized slider window
- Closet with shelf + hanging storage
- Expansive space
- Double French doors open to rec room

BATHROOM

- Luxury textured laminate flooring
- Traditional baseboards
- Furniture-style vanity with porcelain top + brushed chrome faucet
- Wood framed mirror + sconce
- Corner shower with tile surround + brushed chrome fixtures
- American standard lavatory

MECHANICAL

- Extra storage area
- Tempstar furnace with GeneralAire humidifier
- Rheem hot water tank (rental)
- Culligan water softener system (Rental)
- Sump pump

- EXTERIOR -

REAR

- Mixed topiary
- Mature tree canopy
- Upper deck off great room
- Lower stone patio lounge
- Perennial gardens

FRONT

- Stone driveway
- Perennial gardens + trees line driveway
- Stone walkway leads to covered front entry
- Oversized garage

*Notwithstanding any items identified as features or inclusions or exclusions in this brochure, only those items identified as inclusions in the Agreement of Purchase and sale will be deemed an inclusion.



GoodaleMillerTeam
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