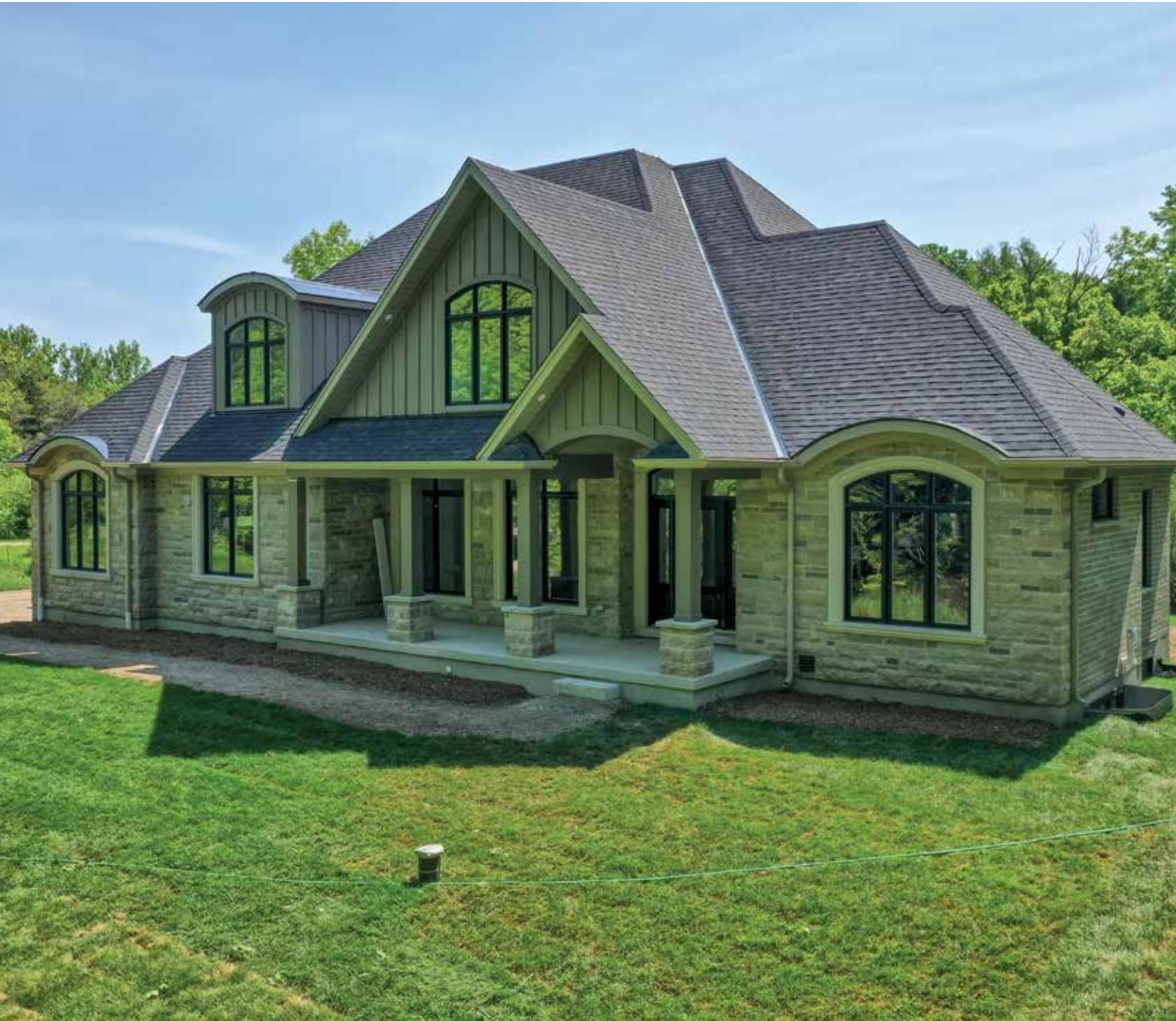




GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



4512 Concession Road 11 | Puslinch



NEWLY BUILT TIMELESS COUNTRY ESTATE HOME

Nestled in a beautiful country setting in the picturesque Puslinch community and sitting on a pristinely private road sits this immaculate custom home. Ideally located southeast of Guelph and northeast of Aberfoyle, this setting provides easy access to larger city amenities, yet maintains the charm of a scenic country setting.

This custom home has been finely crafted by renowned Charleston Homes with pristine attention to detail. Exceptionally well built with large principal rooms, expansive glazing, cathedral ceilings + unique designer details. The aesthetic is refined traditional + offers the sophistication traditional homes present, seamlessly blended with the conveniences of contemporary living.

Clever floor plan offers connected principal living spaces, yet offers privacy when desired. The hub of the home is the centre point with a meticulously crafted Barzotti kitchen that will appease the chef in the family + a walk-in pantry with ample cabinetry keeping you organized. Connected to the informal dining + family room with cathedral vaulted ceiling, the hub of the home impresses with full-wall glazing + beautiful lush treed views. The mudroom is highly functional with built-ins + interior access to the triple garage. And a well-placed three-piece bath + coat closet offer great utility.

With double door entry, impressive vaulted ceiling + expansive glazing, the primary bedroom is bright + spacious. With a generous walk-in closet and luxurious ensuite with a deep soaker tub, oversized glass shower + water closet, this is a serene place to unwind after a long day. Two additional bedrooms are generously sized with ample storage, extensive glazing + each enjoy private ensuites. Convenient laundry rounds out this level. The lower level offers a finished space with fourth bedroom with walk-in + luxurious ensuite. The remainder is unspoiled with ample windows, additional 2-piece rough-in + high ceilings.

Charleston Homes has been building unique custom homes for over 30 years + has developed a solid reputation of building quality homes with a timeless aesthetic. This home has all the elements of an exquisite custom home with easy access to major highways and city amenities, while still offering the much-desired country charm.



FOYER & OFFICE

LIVING ROOM





KITCHEN

DINING AREA



FAMILY ROOM

PANTRY & MAIN LEVEL BATHROOM



PRIMARY BEDROOM & ENSUITE

PRIMARY ENSUITE & UPPER LEVEL LAUNDRY ROOM



SECOND BEDROOM & ENSUITE

THIRD BEDROOM & ENSUITE



LOWER LEVEL BEDROOM

LOWER LEVEL WALK-IN CLOSET & ENSUITE

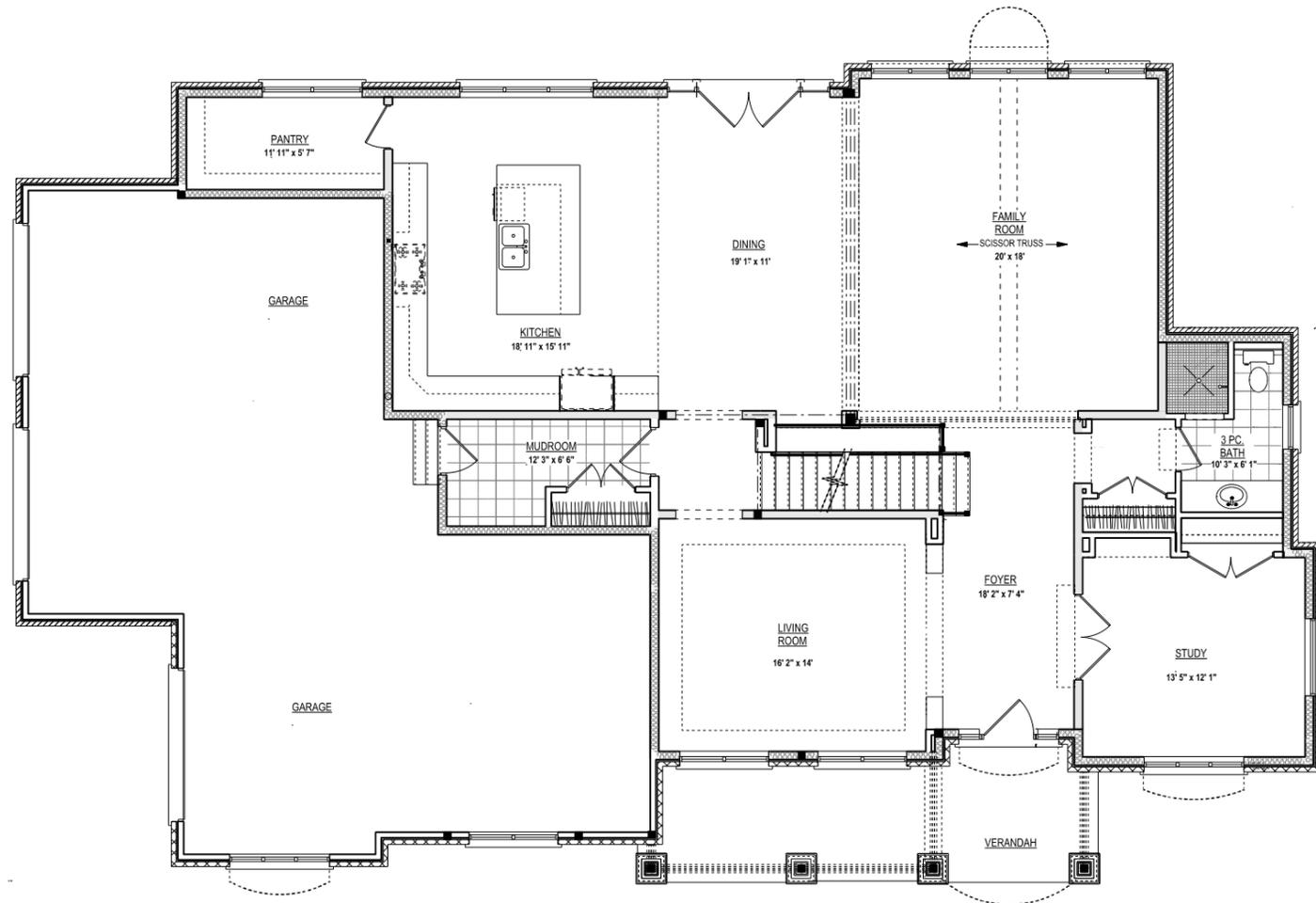




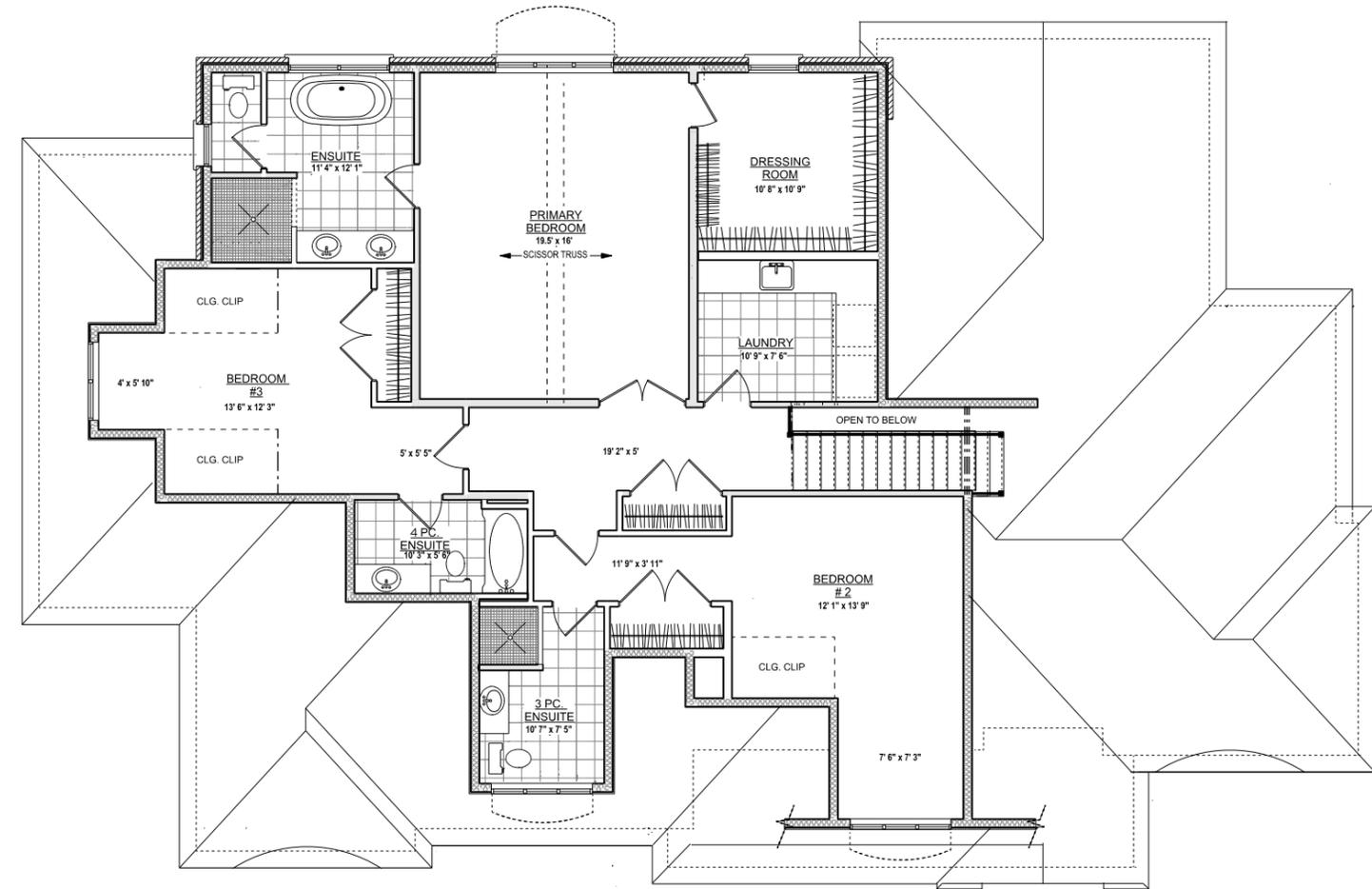
REAR YARD

REAR YARD & GARAGE

MAIN LEVEL FLOOR PLAN



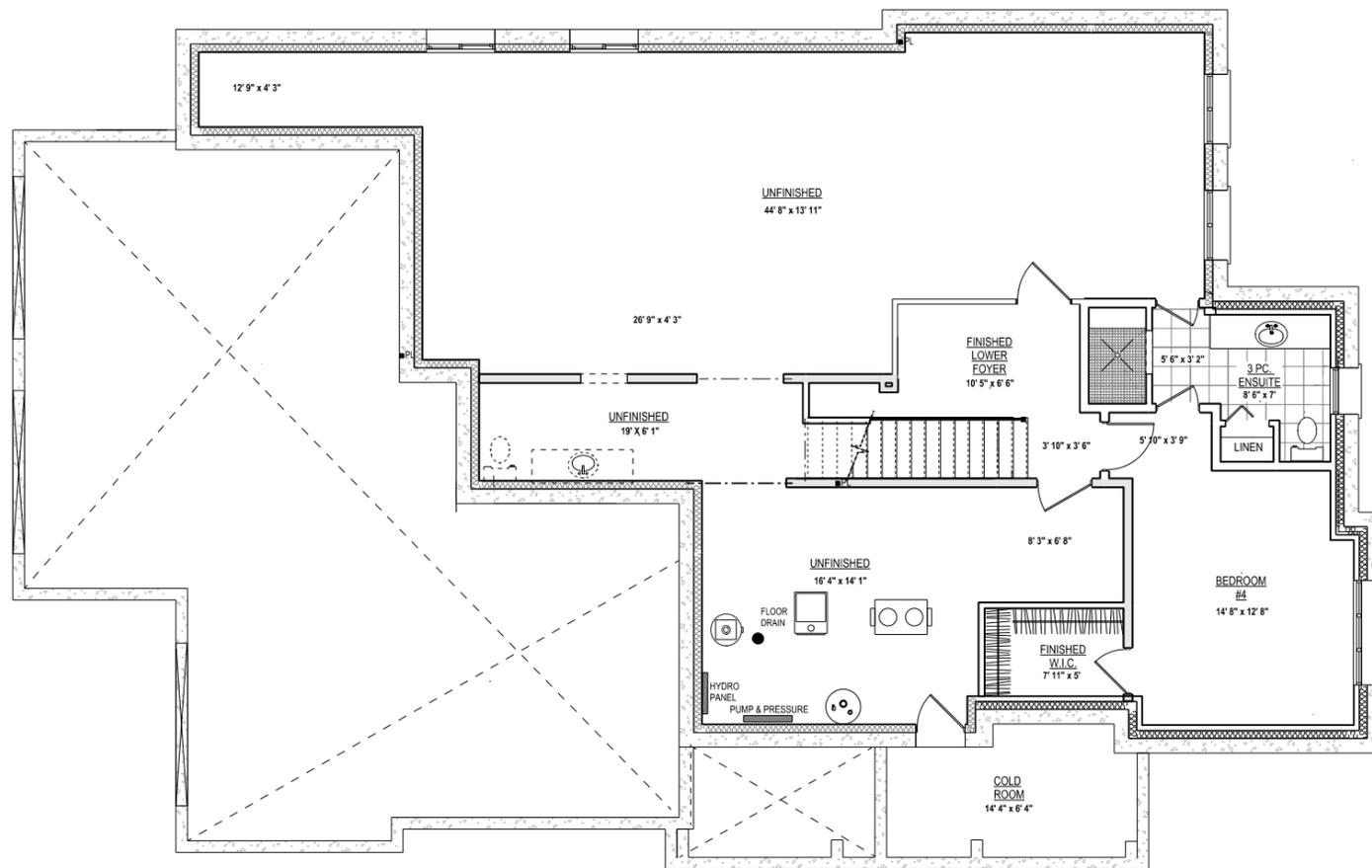
SECOND LEVEL FLOOR PLAN



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

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LOWER LEVEL FLOOR PLAN



LUXURY FEATURES

NOTABLE:

- Built 2025 by Charleston Homes
- Thermal paned windows + doors
- HE HVAC
- Tarion warranty

FOYER

- Linear front stone portico
- Stately fibreglass entry door flanked by 2 linear sidelights + glass transom
- Formal front entry with extra ceiling height
- Engineered warm oak flooring
- 7 ¼" baseboards
- Utility area with double coat closet + 3-piece bath
- Pot lighting

FORMAL SITTING/OFFICE

- Full glass French doors
- Engineered warm oak flooring
- 7 ¼" baseboards
- Colour saturated room
- Expansive glazing with arched transom
- Linear curtain window
- Recessed built-ins with lower closed cabinetry + upper bookshelves
- Double storage closet
- Pot lighting

LIVING ROOM

- Milled column entrance
- Engineered warm oak flooring
- 7 ¼" baseboards
- Expansive double glazing
- Tray ceiling with crown moulding
- Central glass globe lighting
- Pot lighting
- Passthrough to mudroom + kitchen

FAMILY ROOM

- Vaulted shiplap ceiling
- Engineered warm oak flooring
- 7 ¼" baseboards
- Expansive full wall glazing with central arched transom with lush rear views
- Dedicated media wall
- Central black chandelier
- Pot lighting
- Open to dining + kitchen

DINING ROOM

- Engineered warm oak flooring
- 7 ¼" baseboards
- Glass French doors with full panel sidelites + linear transom open to rear yard
- Pot lighting
- Open to kitchen

EAT-IN KITCHEN

- Custom Barzotti kitchen
- Engineered warm oak flooring
- 7 ¼" baseboards
- Expansive glazing frames lush view
- Abundance of custom full-height cabinetry with elegant gold hardware
- Undermount lighting + Blum hinges
- Mix of deep drawers + closed storage
- Pull-out utility storage + spice + oil shelves
- Perimeter counters in soft marbled quartz with book-matched backsplash
- Cooking wall with custom fluted dark wood range hood + quartz picture ledge
- Oversized central island in dark wood with elegant hardware + warm marbled ¾" Dekton top
- Furniture style overhang with additional counter seating

- Double Blanco silgranit sink with Brizo faucet
- Milled recycling sorting station
- Commercial grade appliances:
 - Monogram 6-burner gas stove
 - Stainless Faber inset vent
 - Stainless Monogram dishwasher
 - Stainless Frigidaire microwave
 - Stainless Monogram counter-depth side-by-side refrigerator
 - Stainless Monogram under-counter fridge + freezer
- Coffee station with counter + open upper shelving
- Two designer pendants
- Pot lighting
- Open to breakfast + great room

WALK-IN PANTRY

- Custom Barzotti cabinetry
- Engineered warm oak flooring
- 7 ¼" baseboards
- Abundance of dark wood cabinetry with elegant gold hardware
- Soft marbled quartz counters
- Dark wood open shelving
- Two full height closed pantries, mix of shelves + drawers
- Double glazing
- Pot lighting

BATHROOM

- Matte marbled porcelain tile flooring
- 7 ¼" baseboards
- Floating seamless vanity with black hardware, warm marbled quartz top, Kohler sink + brushed brass Delta faucet
- Seamless mirror + sconce
- Quartz framed shower with glass door, stacked subway tile, micro tile flooring + brass Delta fixtures
- Expansive linear window
- American Standard lavatory

LUXURY FEATURES

MUDROOM

- Textured linear porcelain tile flooring
- Full-height built-in storage system:
- Recessed cubby system with hanging + closed upper cabinetry
- Bench seating with drawers
- Double coat closet with shelf + hanging storage
- Interior garage access
- Pot lighting

TRIPLE GARAGE

- Extra-height triple garage
- Insulated + drywalled
- Ample glazing
- Interior door

MAIN UPPER STAIRS

- White oak stairs + rails with black square metal spindles
- Feature designer sconces
- Double linen close with shelving

LAUNDRY

- Linear porcelain tile flooring
- 7 ¼" baseboards
- Upper + lower cabinetry with black hardware
- Pebbled quartz counters
- Deep stainless sink with black Riobel faucet
- Front-loading GE washer + dryer pair with pebbled quartz folding counter
- Flushmount lighting

PRIMARY BEDROOM

- Double door entry
- Engineered warm oak flooring
- 7 ¼" baseboards
- Expansive vaulted ceiling

- Pot lighting
- Oversized glazing with arched transom
- Dedicated media wall

DRESSING ROOM

- Engineered warm oak flooring
- 7 ¼" baseboards
- Casement window
- Open shelving + hanging storage
- Pot lighting

PRIMARY ENSUITE

- Heated oversized textured porcelain tile flooring
- 7 ¼" baseboards
- Expansive glazing
- Walnut stained double vanity with marbled quartz top, Kohler sinks + ROHL 3-piece faucets
- Seamless mirror+ two sconces
- Expansive glass-enclosed shower with textured porcelain tile surround, hexagon tile flooring, floating quartz bench seat + ROHL fixtures
- Oversized Mirolin freestanding soaker tub with floor-mounted Riobel fixtures
- Designer chandelier
- Pot lighting
- Watercloset with American Standard lavatory + casement window

BEDROOM 2

- Plush broadloom + 7 ¼" baseboards
- Expansive glazing with arched transom
- Double closet with shelf + hanging storage
- Pot lighting

ENSUITE

- Linear porcelain tile flooring
- 7 ¼" baseboards
- Large vanity with gold hardware, marbled quartz top, Kohler sink + Riobel 3-piece faucets
- Seamless mirror+ sconce
- Expansive glazing with arched transom
- Glass shower with micro tile floor, warm marbled porcelain tile walls + Riobel fixtures
- American Standard lavatory
- Pot lighting

BEDROOM 3

- Plush broadloom + 7 ¼" baseboards
- Expansive glazing
- Double closet with shelf + hanging storage
- Pot lighting

ENSUITE

- Linear porcelain tile flooring
- 7 ¼" baseboards
- Large vanity with black hardware, marbled quartz top, Kohler sink + 3-piece Delta faucet
- Seamless mirror+ sconce
- Deep soaker tub with subway tile surround + chrome Delta fixtures
- American Standard lavatory
- Pot lighting

LOWER LEVEL

- White oak stairs + rails with black square metal spindles
- Finished landing, bedroom + bathroom
- Expansive unfinished area with large windows + 2-piece rough-in
- Engineered warm oak flooring
- 7 ¼" baseboards
- Cantina storage

LUXURY FEATURES

BEDROOM

- Plush broadloom
- 7 ¼" baseboards
- Oversized egress window
- Walk-in closet

ENSUITE BATH

- Matte porcelain tile flooring
- 7 ¼" baseboards
- Expansive vanity with closed storage, semi-vessel Kohler sink + chrome Riobel 3-piece faucet
- Seamless mirror + sconce
- Glass shower with micro tile floor, linear glass subway tile, built-in quartz bench seating + chrome fixtures
- Linen closet with open shelving
- American standard lavatory

MECHANICAL

- Sump pump
- Bradford White hot water tank (Reliance rental)
- HE York furnace with GernerAire humidifier + VanEE HRV system
- Hot water recovery unit
- Rough-in for water softener
- Septic
- Well 6", 15GPM

EXTERIOR

- 1.003 acre lot
- Surrounded by lush mature tree canopy
- Freshly laid sod on grounds
- Home exterior a mix of natural ledge rock, brick + Hardie siding
- Expansive stone-clad front portico
- Beautiful natural landscape

INCLUSIONS

- Garage door opener with remote(s)
- All electronic light fixtures
- All window coverings (if applicable)
- Kitchen:
 - Monogram 6-burner gas stove
 - Stainless Faber inset vent
 - Stainless Monogram dishwasher
 - Stainless Frigidaire microwave
 - Stainless Monogram counter-depth side-by-side refrigerator
 - Stainless Monogram under-counter fridge + freezer
- Central vac + attachments

RENTAL ITEMS

- Hot water tank

EXCLUSIONS

- All TVs
- All personal pictures/art/décor indoor & out

*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.

LISTING INFORMATION

4512 CONCESSION ROAD 11, PUSLINCH

Possession: To be arranged

Lot Size: 276.11 (front) ft x 175.89 ft x 168.90 ft x 142.99 ft x 82.65 ft

Square Footage: 3,602 sq ft above grade

Total Square Footage: 5,382 sq ft

Deposit: 5%

Taxes: \$2,671.81 / 2025

Legal Description: PART LOT 19, CONCESSION 10, TOWNSHIP OF PUSLINCH, DESIGNATED AS PART 1, 61R22199 TOWNSHIP OF PUSLINCH

Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage



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