



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



27 Old Ruby Lane | Puslinch



EXQUISITE COUNTRY ESTATE HOME

Set back in a private enclave of beautiful estates, this custom home offers the serenity of a country setting while only minutes from the quaint town of Puslinch and a short drive to Guelph's central core. Extensively hardscaped and softscaped creating a natural lush abundance expanding throughout the property. A fine balance of natural stone boulders, flat pavers, soft reeds, perennial gardens and a mixed tree canopy.

Gradual stone steps lead to the covered front entrance with immaculate solid wood entry – opening to an impressive two-storey foyer. Custom details throughout with finely crafted millwork and cabinetry built-ins and warm textured hardwood flooring. The layout allows ease of flow through the principal living spaces, with a well-appointed mudroom and laundry with interior access to the triple car garage, nicely tucked away.

Oversized milled entrance opens to the impressive great room with detailed waffle ceiling and full wall of custom built-ins with central stone flanked fireplace with walnut mantel. Feature wall of windows overlooking the lush rear gardens - this is an ideal lounge spot and flows easily into the kitchen. With an abundance of full-height cabinetry, integrated commercial grade appliances, dedicated central walnut island and walk-in pantry – it will appease the chef at heart. Dedicated breakfast area with expansive windows and glass French doors open to the rear portico – a picturesque spot for al fresco dining.

Main floor primary bedroom is tucked away and offers ample privacy with garden views, two walls of custom cabinetry keeping you organized, a walk-in with built-in storage system and a relaxing spa bath. The upper level features an open family room, three generously sized bedrooms and a luxurious shared bath.

Family living is extended on the lower level. Two private flex spaces could function as bedrooms or offices, a large gym and expansive recreation room with fireplace and wetbar. Many options with this level – plenty of space for the whole family. This area has a separate entrance and interior access to the garage.

This is a tremendous lifestyle opportunity; ample space for a large family, single level living if desired, custom finishes and fine millwork perched on superbly picturesque acreage. This lifestyle home offers the serenity of country living while easily staying connected to the surrounding cities and modern amenities.



FOYER & DEN



DINING ROOM



GOURMET EAT-IN KITCHEN WITH HIGH END APPLIANCES





KITCHEN

BREAKFAST AREA



GREAT ROOM

LAUNDRY / MUDROOM & POWDER ROOM



MAIN LEVEL PRIMARY BEDROOM

MAIN LEVEL PRIMARY ENSUITE



UPPER LEVEL FAMILY ROOM

SECOND & THIRD BEDROOMS



FOURTH BEDROOM & MAIN BATHROOM

LOWER LEVEL BEDROOM & BATHROOM



LOWER LEVEL RECREATION ROOM

LOWER LEVEL WET BAR & HOME GYM



REAR ELEVATION & PORTICO



PATIO AREA & REAR YARD



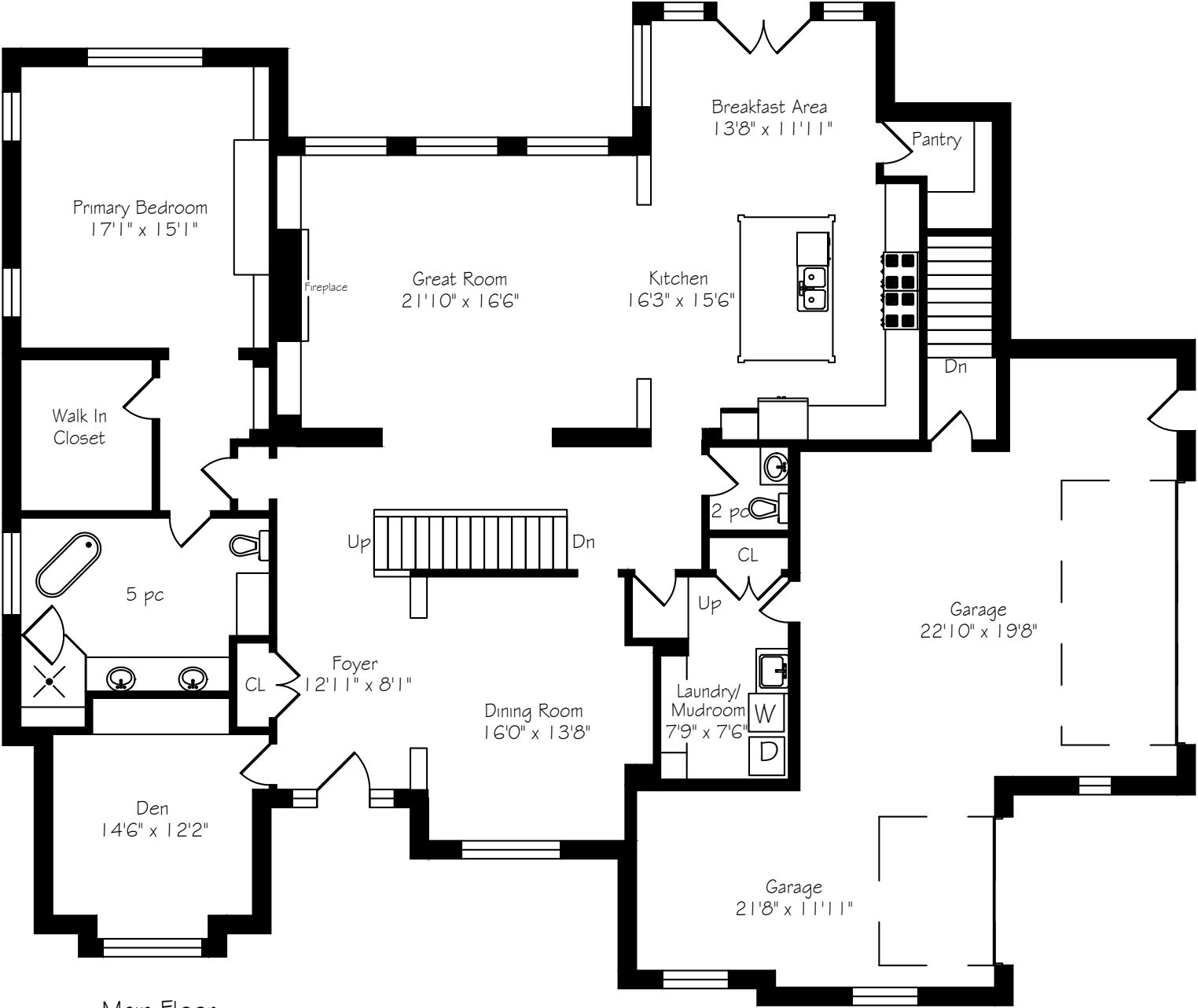


REAR YARD



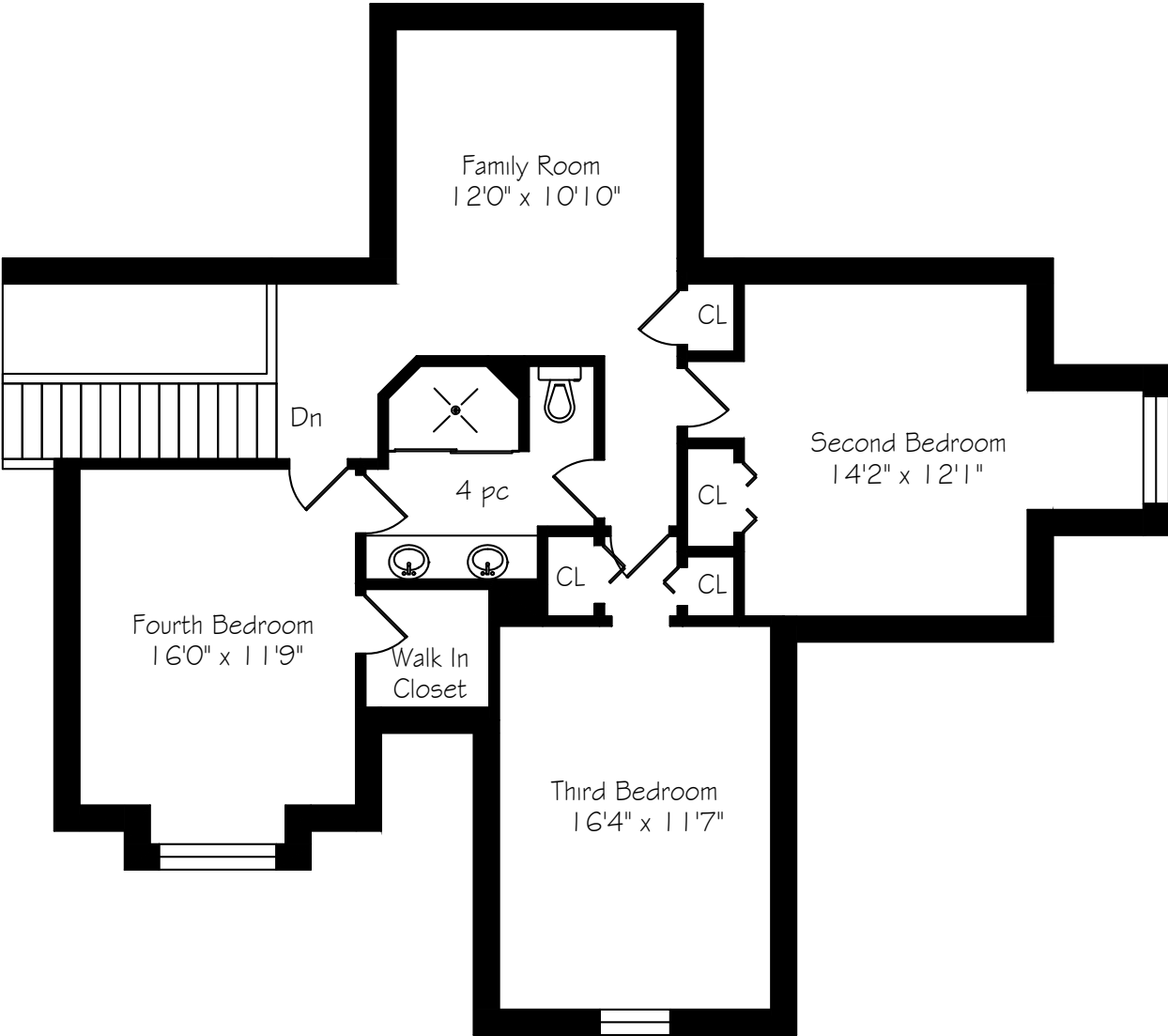
AERIAL VIEWS

MAIN LEVEL FLOOR PLAN



Main Floor
2579 Square Feet

SECOND LEVEL FLOOR PLAN

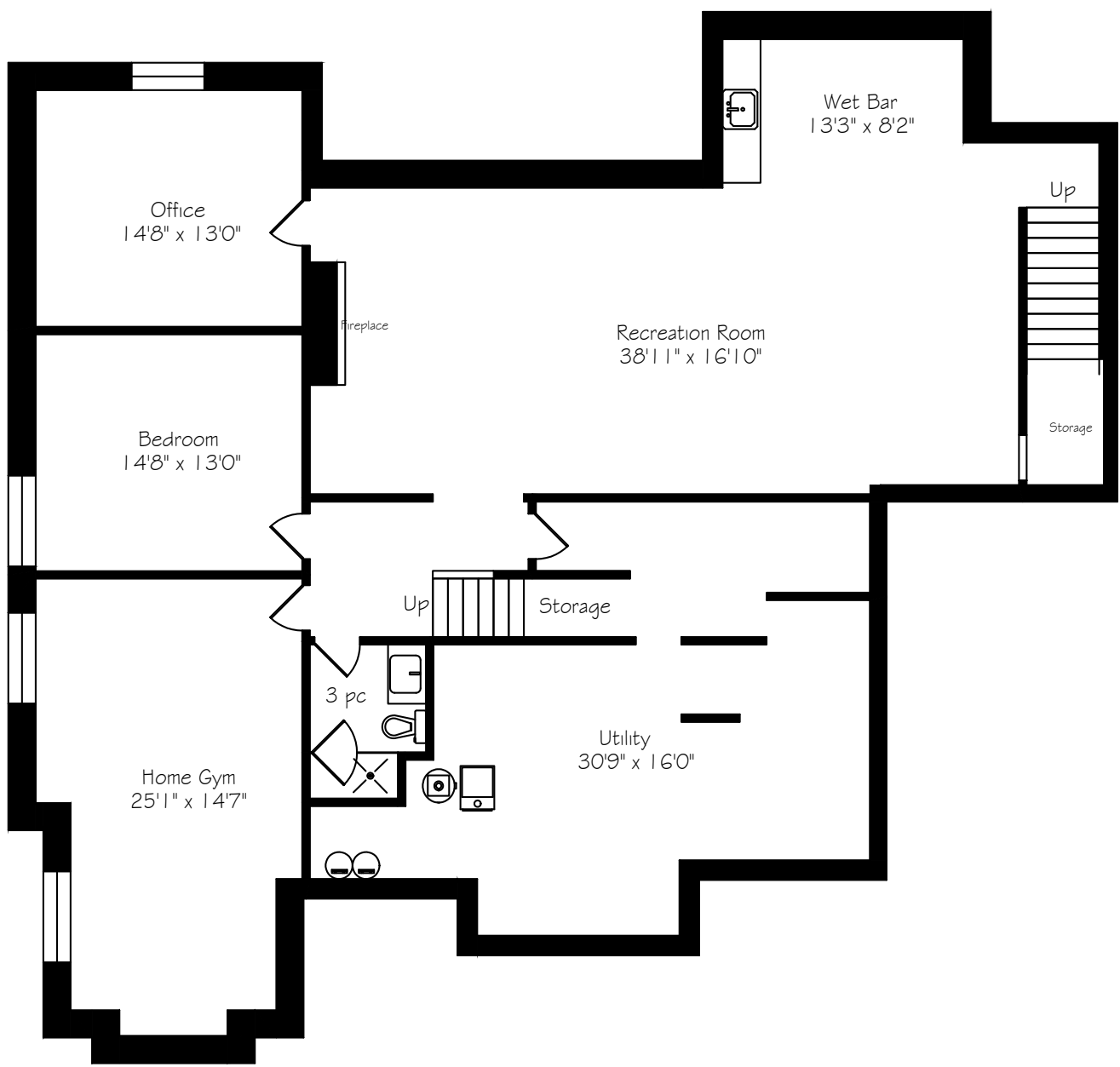


Second Floor
1218 Square Feet

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

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LOWER LEVEL FLOOR PLAN



Lower Level
2579 Square Feet



LUXURY FEATURES

- MAIN LEVEL -

FOYER

- Solid wood entry door with two full glass sidelights and arched upper transom
- Wide plank hand scraped hardwood flooring
- Decorative marbled grey tile insert
- Deep baseboards
- Coat closet with shelf and hanging storage and glass transom
- Milled detailing on walls
- Vaulted ceiling at entry with traditional bronze chandelier
- Pot lighting

DEN

- Entry door with glass transom
- Wide plank hand scraped hardwood flooring
- Deep baseboards
- Triple window with upper transoms, single casement
- Full wall of warm maple built-ins with open glass shelving, closed upper and lower cabinets and dove-tail drawers
- Traditional bronze chandelier
- Pot lighting

DINING ROOM

- Formal arched milled column entrance
- Wide plank hand scraped hardwood flooring
- Deep baseboards
- Triple window with upper transoms, single casement
- Tray ceiling with two step crown moulding

- Arched recessed buffet nook
- Custom wood buffet hutch (included)
- Two central chandeliers
- Easy access to kitchen

GREAT ROOM

- Formal milled entrance
- Wide plank hand scraped hardwood flooring
- Deep baseboards
- Expansive wall of windows with oversized transoms, lush garden views
- Feature wall with natural stone flanked gas fireplace and custom walnut mantel
- Flanked by custom wood built-ins with open glass shelving and closed lower cabinets and drawers
- Waffle ceiling with crown moulding and pot lighting
- Open to kitchen and breakfast

KITCHEN

- Formal arched milled column entrance with art niches
- Oversized porcelain tile flooring
- Deep baseboards
- Abundance of full-height warm-white custom cabinetry with undermount lighting and antiqued nickel accents
- Soft-closing, dove-tail drawers
- Dark granite countertops with long-linear cream marble backsplash
- Decorative glass features
- Central island in rich walnut with dark granite countertop and overhang for seating

- Double Kindred stainless steel with two-piece faucet
- Custom milled hood range with Faber vent insert
- Commercial grade appliances:
- Monogram gas stove with 4 burners, grill and flat skillet and double ovens
- Stainless steel Faber inset hood vent
- Panelled Monogram French door refrigerator
- Panelled Bosch dishwasher
- Stainless steel Monogram microwave
- Panelled Monogram beverage fridge
- Pot lighting
- Three modern industrial pendant lights above island
- Open to breakfast area and family room

BREAKFAST AREA

- Oversized porcelain tile flooring
- Deep baseboards
- Double full glass French door with transom
- Flanked by linear casement windows with transoms
- Double window with casement and transom
- All lush garden views
- Glass doors open to rear portico with wood tray ceiling (gas BBQ line)
- Central chandelier

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The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.



LUXURY FEATURES

PANTRY

- Decorative glass door with transom
- Oversized porcelain tile flooring
- Deep baseboards
- Open wood shelving
- Glass flushmount lighting

POWDER ROOM

- Oversized porcelain tile flooring
- Deep baseboards
- Dark wood vanity with granite counter, undermount sink and Moen 3-piece faucet
- Black framed mirror and glass and metal sconce

LAUNDRY ROOM/MUDROOM

- Oversized porcelain tile flooring
- Deep baseboards
- Double closet with shelf and hanging storage
- Warm wood shaker style upper cabinetry and white lowers
- Built-in laundry tub with closed storage
- Bench seating with lower drawer storage, hooks and upper cubbies
- Full closed pantry with shelves
- Front-loading GE washer and dryer pair
- Folding counter
- Two oversized semi-flush lights
- Inside garage entry

GARAGE

- Triple garage
- Automatic openers on doors
- Encased secondary staircase to lower level
- Gas heater

- Separate electric heater
- AC unit
- Separate glass door to side drive

MAIN LEVEL PRIMARY BEDROOM

- Formal entrance
- Wide plank hand scraped hardwood flooring
- Deep baseboards
- Oversized triple window with casements
- Two casement windows with transom
- Inset custom cabinetry nook with open shelves and closed drawers
- Full wall of built-ins with open shelves and closed drawers, central dresser and upper dedicated media
- Tray ceiling with two-step crown moulding
- Central modern 3-blade fan
- Pot lighting

WALK-IN CLOSET

- Wide plank hand scraped oak hardwood flooring
- Deep baseboards
- Full storage system with closed drawers, open shelves and hanging rods
- Glass flushmount lighting
- Deep baseboards

ENSUITE

- Ceramic tile flooring
- Deep baseboards
- Double warm wood vanity with closed storage, greyed quartz counter, undermount sinks with chrome 3-piece faucets

- Full-wall wood framed mirror and inset sconces
- Additional furniture style wood cabinet with closed storage and decorative glass door uppers
- Free standing deep soaker tub with chrome fixtures
- Oversized glass enclosed shower with micro tile floor, large tile surround with decorative glass tile border and shower niche
- Integrated bench seat with quartz top
- Chrome Moen shower head and separate wand
- Double window with casement and transom
- Pot lighting

- UPPER LEVEL -

- Deep stained oak stairs with painted spindles and plush broadloom runner
- Traditional chandelier
- Pot lighting
- Neutral plush broadloom carpeting
- Deep baseboards

OPEN FAMILY ROOM

- Pot lighting
- Neutral plush broadloom carpeting
- Deep baseboards
- Linen closet with shelving
- Bonus living area

BEDROOM 2

- Plush broadloom carpeting
- Deep baseboards
- Triple window with casement
- Walk-in closet with shelves and hanging storage
- Glass flushmount lighting



LUXURY FEATURES

SHARED BATH

- Neutral ceramic tile flooring
- Deep baseboards
- Double wood vanity with ample storage, two porcelain vessel sinks with chrome Moen faucets
- Full-wall frameless mirror and inset sconces
- Oversized glass enclosed shower with stone tile floor, linear subway tile surround with stone feature and shower niche
- Chrome fixtures and pot light

BEDROOM 3

- Plush broadloom carpeting
- Deep baseboards
- Angular ceilings
- Double window with casement
- Two glass flushmount lights
- Two closets with shelves and hanging storage

BEDROOM 4

- Plush broadloom carpeting
- Deep baseboards
- Double window with casement
- Glass flushmount lighting
- Double closet with shelves and hanging storage
- Semi-ensuite

- LOWER LEVEL -

- Deep stained oak stairs with painted spindles and plush broadloom runner
- Radiant floor heating throughout
- Fully finished with large windows
- Plush broadloom carpeting
- Deep baseboards

BATHROOM

- Neutral ceramic tile flooring
- Deep baseboards
- Wood vanity with granite top and porcelain framed sink with chrome faucet
- Frameless mirror with frosted glass sconce
- Shower with glass panel micro tile floor, neutral surround with linear glass tile feature wall
- Chrome fixtures and pot light

GYM

- Plush broadloom carpeting
- Deep baseboards
- Two egress casement windows
- Pot lighting

BEDROOM 5

- Plush broadloom carpeting
- Deep baseboards
- Egress casement window
- Track lighting

FLEX SPACE/OFFICE

- Plush broadloom carpeting
- Deep baseboards
- Slider window
- Pot lighting

RECREATION ROOM

- Plush broadloom carpeting
- Deep baseboards
- Family area with oversized gas fireplace with slate tile surround and traditional milled mantle
- Dedicated media with built-in audio

GAMES AREA

- Plush broadloom carpeting
- Deep baseboards
- Ample space for family
- Pot lighting
- Secondary staircase leads to garage

WET-BAR

- Slate tile flooring
- Deep baseboards
- Flat front cabinetry with closed storage and drawers
- Upper waterfall glass features
- Round sil-granit prep sink with brushed nickel faucet
- Linear slate tile backsplash, undermount lighting
- Monogram bar fridge

MECHANICAL/STORAGE

- Finished concrete flooring
- Lennox high-efficiency furnace
- AC unit
- AC unit & heater for triple garage
- VanEE HRV system
- Bradford White water heater (rental)
- Water softener system
- Whole home water filtration with additional UV filtration
- Septic system
- Sump pump system
- Well-water system with pump



LUXURY FEATURES

- EXTERIOR -

- One+ acre lot
- Extensively landscaped; hardscaping + softscaping
- Perennial gardens
- Mixed tree canopy
- Tumbled stone patios and walk-ways
- Gradual stone walk-way
- Stone framing walls
- Covered portico in front
- Expansive rear portico with dedicated BBQ area
- Fenced yard
- Firepit
- Irrigation system in front and rear
- Triple car garage, with electronic openers
- Custom built by Charleston Homes – model home

INCLUSIONS

- Monogram gas stove with 4 burners, grill and flat skillet and double ovens
- Stainless steel Faber inset hood vent
- Panelled Monogram French door refrigerator
- Panelled Bosch dishwasher
- Stainless steel Monogram microwave
- Panelled Monogram beverage fridge
- Front-loading GE washer and dryer pair
- Monogram bar fridge
- White freezer in utility
- Central vacuum system and attachments

- Alarm system (monitoring to be arranged by buyer)
- Garage door openers with remote(s)
- All electronic light fixtures
- All drapery and window coverings
- Custom wood buffet hutch in dining
- TV mounts (if applicable)
- Irrigation system

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

27 OLD RUBY LANE, PUSLINCH

Possession: To be arranged
Lot Size: 333.03' x 131.67' x 331.49' x 131.64'
Square Footage: 3,797 sq ft above grade
Total Square Footage: 6,376 sq ft
Deposit: 5%
Legal Description: LOT 5, PLAN 61M153, S/T EASEMENT IN GROSS OVER PT 3, 61R10967 WC227832 SUBJECT TO AN EASEMENT FOR ENTRY AS IN WC570301
Listing Agents: Brad Miller, Kieran McCourt & Murray McKeage



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