



**GoodaleMillerTeam**  
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



4296 Concession Road 11 | Puslinch





## PREMIER COUNTRY RETREAT

Serene, prestigious and truly remarkable. This one of a kind property is situated on just over 100 acres and features 6 crystal clear spring-fed ponds and a completely remodelled home, displaying wonderful craftsmanship and outstanding attention to detail.

Upon arriving, you will pass through the front gates and proceed down the long winding and tree-lined paved laneway and arrive at your own secluded oasis featuring vast expansive views with resort-like setting.

This custom built home features over 6,000 sq ft of total living space, and has been constructed to maximize views and natural light from all aspects. Walk through the front door and step into a vast open concept main floor living area featuring soaring wood beamed ceilings, engineered hardwood flooring and breathtaking views. The family room is home to a natural wood-burning fireplace with custom floor to ceiling limestone mantle and large oversized windows. The completely remodelled kitchen features custom cabinetry, double islands with seating for 7, beautiful stone countertops, high-end Thermador appliances with multiple ovens, warming drawer, microwave/speed oven and 2 dishwashers. The breakfast area adjacent to the kitchen allows access to a covered screened in porch with retractable screens and large rear deck spanning the entire width of the home. The main level is also home to a dining room with vaulted ceilings, a 2-piece powder room, mudroom, living room and Primary bedroom. The primary bedroom features a walk in closet with custom built in organizers, a 5 piece private ensuite with porcelain tile flooring, floating vanity with double sinks, seamless glass shower and free standing tub. The primary bedroom also features access to its own private screened in covered porch area off the rear deck. The full walk out lower level is home to 3 generous bedrooms, 2 full bathrooms, laundry room, games room, and a fantastic rec room with natural gas fireplace.

The separate 3-car garage is insulated and features a fully renovated 2 bedroom guest house above with vaulted ceilings.

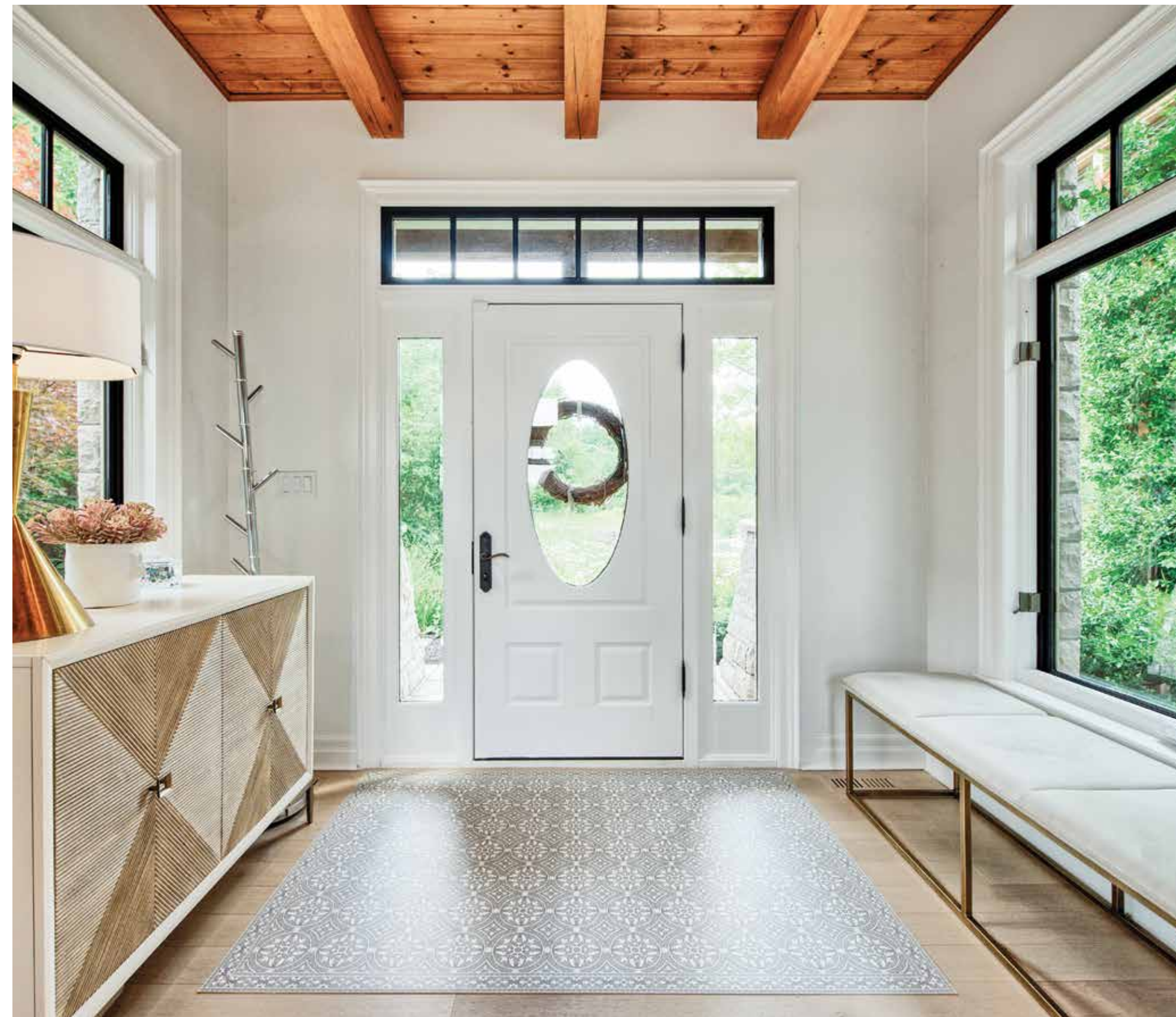
The 6 spring-fed ponds are drought-resistant and home to bountiful fish and Trumpeter Swans. Sit back and relax by the dock and let the kids swim and play on the floating swim platforms. The current owner also uses the ponds for scuba diving.

There are extensive trails throughout the 100 ACRE property allowing for great hiking, snowmobiling or ATV's. There are income-producing solar panels, whole-home backup generator, high speed internet access and Wi-Fi boosters allowing for Wi-Fi coverage throughout the property. Phenomenal location with close proximity to Guelph, Milton and HWY 401.





FRONT ENTRY



FOYER





DINING ROOM



DINING ROOM



GOURMET EAT-IN KITCHEN WITH HIGH END FINISHES & APPLIANCES







KITCHEN



KITCHEN







KITCHEN ISLAND



BREAKFAST AREA





GREAT ROOM





LIVING ROOM



POWDER ROOM





PRIMARY BEDROOM  
& BALCONY





PRIMARY BEDROOM  
ENSUITE





SECOND BEDROOM



MAIN BATH





THIRD BEDROOM



FOURTH BEDROOM





SHARED ENSUITE



SHARED ENSUITE





LOWER LEVEL  
REC ROOM



LOWER LEVEL  
REC ROOM









DECK



REAR YARD





SWIMMING POND



DOCK





AERIAL VIEW



AERIAL VIEW





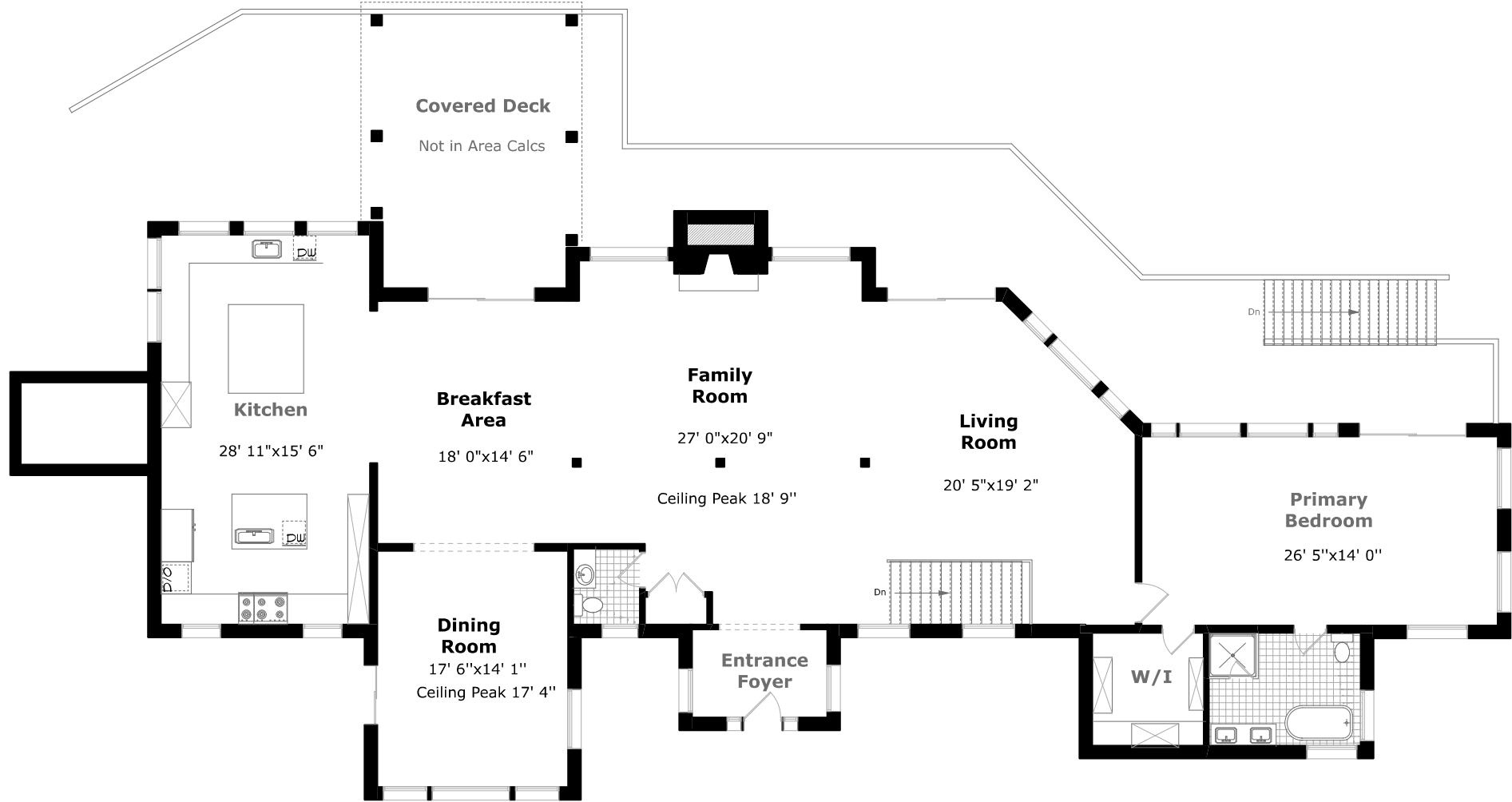
GARAGE / GUEST HOUSE



GUEST HOUSE



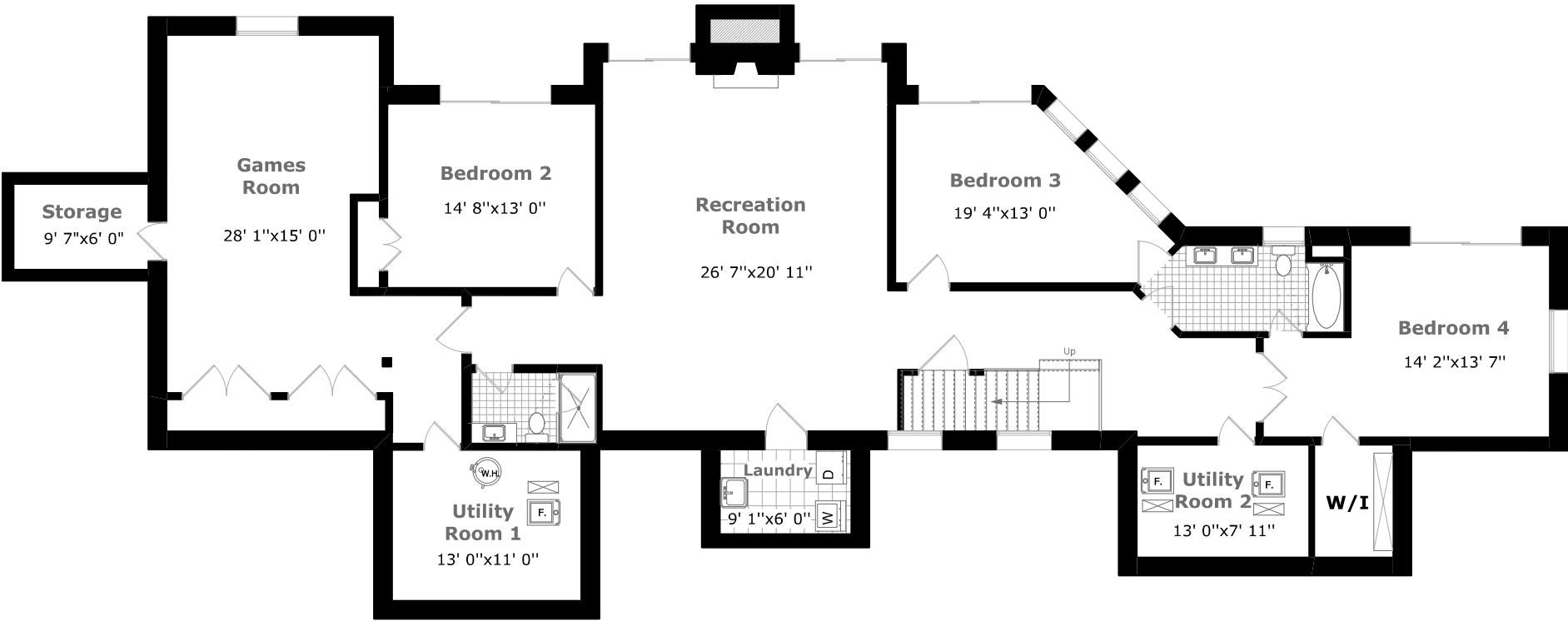
MAIN LEVEL FLOOR PLANS



Main Floor Plan  
3,027.3 sq. ft.

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

SECOND LEVEL FLOOR PLANS



Lower Level Plan  
3,027.3 sq. ft.

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





## LUXURY FEATURES

### - MAIN LEVEL -

#### FRONT FOYER

- Single door entry with glass side lights
- Engineered Oak hardwood flooring
- Pot lights
- Exposed wood beam and ceiling detail

#### GREAT ROOM

- Vaulted cathedral ceiling with exposed wood beams
- Custom limestone wood burning fireplace
- Oversized windows
- Engineered oak hardwood flooring
- Pot lights

#### POWDER ROOM

- 2 piece
- Engineered hardwood flooring
- Decorative light fixture
- Decorative vanity

#### LIVING ROOM

- Exposed wood beam ceiling
- Pot lights
- Engineered oak hardwood flooring
- Access to rear deck via sliding patio door

#### BREAKFAST AREA

- Exposed wood beam ceiling
- Decorative light fixture
- Engineered oak hardwood flooring
- Access to screened in cover porch and rear deck
- Open to kitchen and family room

#### DINING ROOM

- Vaulted Ceiling with exposed wood beam detail
- Engineered Oak hardwood flooring
- Skylights
- Abundance of oversized windows

#### KITCHEN

- Custom kitchen cabinetry (2019)
- 2 Islands
- Decorative lights fixtures
- Quartz counter tops
- Thermador 6 burner cook top with griddle
- Thermador wall oven
- Thermador warming draw
- Thermador Microwave/speed oven
- Thermador Exhaust Fan
- 2 Thermador dishwashers
- 30” Thermador Fridge
- 30” Thermador Freezer
- Exposed wood beam ceiling
- Pot lights
- Built-in ceiling speakers
- 2 Double sinks

#### PRIMARY BEDROOM

- Engineered hardwood flooring
- Exposed wood beam ceiling details
- Abundance of large, oversized windows
- Pot lights
- Access to walk in closet with custom built-in organizers
- Access to private ensuite
- Access to screened in covered porch area and rear deck

#### PRIMARY ENSUITE

- 5 piece
- Porcelain tile flooring
- Floating vanity with double sinks
- Seamless glass steam shower with rain head
- Stand-alone tub
- Pot lights
- Decorative glass pendant lights

### - LOWER LEVEL -

#### REC ROOM

- Laminate hardwood flooring
- Pot lights
- Sliding doors to rear patio area
- Natural gas fireplace with limestone mantle
- Built-in ceiling speakers

## LUXURY FEATURES

#### BEDROOM 2

- Double door entry
- Laminate hardwood flooring
- Pot lights
- Sliding door to rear patio
- Walk in closet with built-in organizers
- Access to shared bath

#### SHARED ENSUITE

- 5 piece
- Floating vanity with double sinks
- Ceramic tile flooring
- Shower tub combination
- Pot lights
- Pendant lights over vanity

#### BEDROOM 3

- Laminate hardwood flooring
- Pot lights
- Sliding door to rear patio
- Abundance of windows
- Access to shared bath

#### BEDROOM 4

- Laminate hardwood flooring
- Pot lights
- Decorative light fixture
- Sliding door to rear patio
- Double closet with built-in organizers

#### PLAYROOM

- Laminate hardwood flooring
- Pot lights
- 2 double closets
- Access to furnace room
- Access to storage closet

#### POWDER ROOM

- 3 piece
- Ceramic tile flooring
- Floating vanity
- Pot lights
- Seamless glass shower

#### LAUNDRY ROOM

- Ceramic tile flooring
- Built-in cabinetry
- LG front load washer
- LG front load Dryer
- Quartz counter tops
- Sink

\*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

**4296 CONCESSION ROAD 11, PUSLINCH**

**Possession:** To be arranged

**Lot Size:** 100 acres

**Square Footage:** 3,027.3 sq ft above grade

**Total Square Footage:** 6,054.6 sq ft

**Deposit:** 5%

**Taxes:** \$8,287.76 / 2021

**Legal Description:** CONSOLIDATION OF VARIOUS PROPERTIES: NORTHEASTERLY HALF OF LOT 28 CON 10 PUSLINCH, SAVE AND EXCEPT PT 1, 61R2671, PTS 2, 3 AND 4, 61R2826; TOWNSHIP OF PUSLINCH

**Listing Agents:** Brad Miller, Kieran McCourt & Ryan Maunula





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