

# \$3,690,000 - 4290 Victoria Road S, Puslinch

MLS® #40741690

**\$3,690,000**

5 Bedroom, 5.00 Bathroom, 4,438 sqft

Single Family on 74.27 Acres

22 - Rural Puslinch East, Puslinch, Ontario

Discover the epitome of country living on 74 pristine acres, boasting an exquisite home and ample income potential. Crafted from enduring brick with 4438 sqft of living space this residence features 5 beds, 5 bath, a spacious eat-in kitchen, inviting living and dining areas, and a sunroom graced by a wood-burning fireplace. The finished basement offers flexibility w/ an in-law suite. Nestled on 6 acres of prime land, total 26 acres suitable for farming while the rest is adorned with picturesque foliage and trails. Enjoy a host of modern conveniences including separate entrances, central air, skylights, a state-of-the-art water treatment system, and an automated entry gate. A newly constructed heated and air-conditioned 23 X 63 hobby shop, equipped w/ a separate hydro meter, offers endless possibilities. Additionally, a 30X80 barn, divided into three storage units complete with hydro, heat, and an air compressor, along with an enclosed asphalt storage yard, formerly a tennis court, provide ample storage options. Located mere minutes from the thriving commercial and industrial hub of Puslinch & HWY 401, this property offers the perfect blend of tranquility and convenience. (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | 40741690    |
| Price     | \$3,690,000 |

|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 5.00          |
| Half Baths     | 1             |
| Square Footage | 4,438         |
| Acres          | 74.27         |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4290 Victoria Road S     |
| Subdivision | 22 - Rural Puslinch East |
| City        | Puslinch                 |
| Province    | Ontario                  |
| Postal Code | N0B2J0                   |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Golf Nearby                                                  |
| Utilities      | Electricity                                                  |
| Features       | Paved driveway, Country residential, Sump Pump, In-Law Suite |
| Parking Spaces | 12                                                           |
| Parking        | Attached Garage                                              |
| # of Garages   | 1                                                            |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Hood Fan, Garage door opener |
| Heating      | Forced air                                                                                   |
| Cooling      | Central air conditioning                                                                     |
| # of Stories | 2                                                                                            |
| Has Basement | Yes                                                                                          |

### Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Brick, Wood     |
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | HomeLife Power Realty Inc. |
|----------------|----------------------------|



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