

\$2,329,000 - 530 St Andrew Street E, Fergus

MLS® #40770564

\$2,329,000

3 Bedroom, 3.00 Bathroom, 3,800 sqft

Single Family on 0.00 Acres

53 - Fergus, Fergus, Ontario

Welcome home to a stately and luxurious waterfront oasis. With a solid palatial cultured Arriscraft stone exterior, a thoughtfully designed placement of windows and balconies, an impressive overall architectural design that enhances curb and riverside appeal (not to mention interior ergonomic comfort), this home has so much more than meets the eye. Consider the following quality enhancements: A rocklike ICF structure with additionally augmented insulation, a highly efficient, multi-zoned supplementary in-floor heating system, a wheelchair friendly interlocking stone front entrance that transitions seamlessly to a spacious open concept main floor living area, a massive driveway, an oversized garage with in-floor heating, a main floor bedroom and 3 piece bathroom with roll-in shower, a separate great room with bathroom that could easily be converted to an in-law suite with separate entrance, and so much more. This spacious executive home with its perfectly sublime combination of comfort and convenience is within a short commute to Guelph and Kitchener-Waterloo, as well as within cycling distance to Elora and walking distance to downtown Fergus. Live a year-round cottage lifestyle without sacrificing urban convenience. Book your viewing and come see for yourself. Again, this home offers so much more than meets the eye. (id:6289)



Essential Information

Listing #	40770564
Price	\$2,329,000
Bedrooms	3
Bathrooms	3.00
Square Footage	3,800
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	530 St Andrew Street E
Subdivision	53 - Fergus
City	Fergus
Province	Ontario
Postal Code	N1M1R6

Amenities

Amenities	Hospital, Schools, Shopping
Utilities	Electricity, Natural Gas
Features	Visual exposure, Backs on greenbelt, Conservation/green belt, Paved driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	12
Parking	Attached Garage
# of Garages	1
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Freezer, Refrigerator, Water softener, Water purifier, Washer, Microwave Built-in, Gas stove(s), Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas In Floor Heating, Boiler, Forced air, Hot water radiator heat
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Has Basement Yes

Exterior

Exterior Stone

Foundation Insulated Concrete Forms

Listing Details

Listing Office Home and Property Real Estate Ltd.



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