

\$2,999,000 - 15 River Bluff Path, Guelph/eramosa

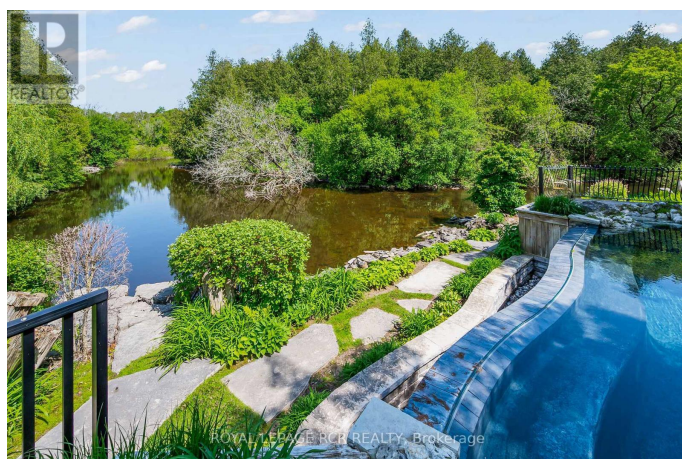
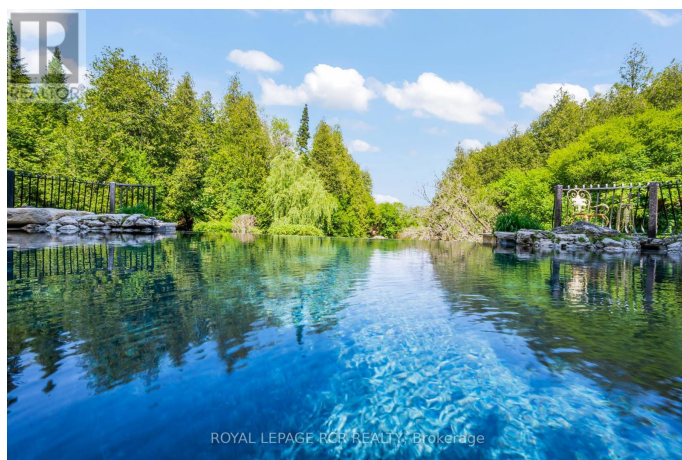
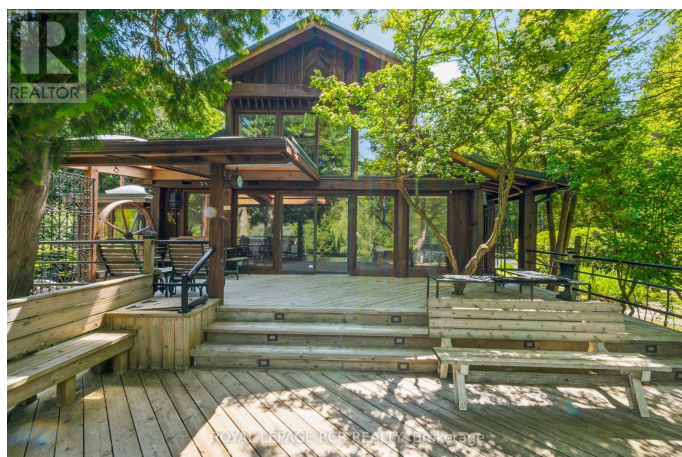
MLS® #X12090274

\$2,999,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Guelph/Eramosa East, Guelph/eramosa,
Ontario

Tucked away on a secluded road, 15 River Bluff Path offers an extraordinary sanctuary blending natural beauty, creative energy, and quiet seclusion. Set on 13 acres with over 750 feet along the Eramosa River, this property presents a once-in-a-lifetime opportunity, with many unique features grandfathered in by the GRCA. The winding drive leads through a forest of mature trees to an almost otherworldly scene where a breathtaking infinity pool appears to spill into the river, surrounded by tranquil vistas and lush vegetation. Enjoy the scenery from the tiered deck, relax in the indoor hot tub, or watch wildlife such as deer, herons, and turtles. The private trail system leads to whimsical outbuildings, including a screened wooden pergola, a Japanese Maple Zen garden, and an outdoor privy. Once owned by a renowned Canadian naturalist, the property brims with creativity and inspiration. Inside, the great room captivates with soaring ceilings, stained glass accents, rustic wood beams, and a dramatic gas fireplace. A wall of windows connects the indoors to the breathtaking river view. The adjoining dining nook is perfect for gatherings, while the spacious kitchen features ample storage, a skylight, and an iconic AGA gas cooker. The main floor includes a vaulted-ceiling bedroom, a dressing/hobby room, two three-piece bathrooms (one wheelchair accessible), and a large laundry room. Upstairs, a loft-style theatre room



provides an ideal space for entertainment, and two additional bedrooms share an impressive four-piece bathroom with heated floors and a spacious walk-in glass shower. With a two-car garage and an intercom system throughout, this retreat guarantees comfort and connectivity. Despite its privacy, its just minutes from Rockwoods amenities and easily accessible to Guelph, Milton, and Pearson Airport. 15 River Bluff Path is more than just a homeits a legacy property rooted in nature and creativity, where every moment feels extraordinary. (id:6289)

Essential Information

Listing #	X12090274
Price	\$2,999,000
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	15 River Bluff Path
Subdivision	Rural Guelph/Eramosa East
City	Guelph/eramosa
Province	Ontario
Postal Code	N0B2K0

Amenities

Amenities	Fireplace(s)
Features	Wooded area, Irregular lot size, Conservation/green belt, Gazebo, Sump Pump
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	River view, Direct Water View
Is Waterfront	Yes

Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Central Vacuum, Intercom, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	179.4 x 156.1 FT ; 2 parcels being sold together 10 - 24.99 acres
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE RCR REALTY
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