

# \$1,650,000 - 142 Mill Street, Arran-Elderslie

MLS® #X12151670

**\$1,650,000**

5 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Arran-Elderslie, Arran-Elderslie, Ontario

Welcome to 142 Mill St., a masterpiece of luxury living set on ~2 acres along the Sauble River. A grand circular drive welcomes you into this serene estate, where timeless elegance meets modern sophistication. Step onto the wraparound porch, with a gazebo, perfect for morning coffee or quiet evenings, an architectural gem that frames breathtaking river views and blends indoor and outdoor spaces seamlessly. Inside, a two-story foyer with limestone floor leads to an expansive living room, where floor-to-ceiling windows flood the space with natural light, a stone mantel surrounds the gas fireplace and cherry hardwood combine to create a warm, inviting ambiance. The gourmet cherry kitchen is a chef's dream, featuring granite countertops & sinks, a center island, built-in appliances, and a breakfast credenza. Multi-tiered deck beckons for al fresco dining, where you can entertain against the stunning river backdrop. Formal dining room perfect for holiday entertaining. A private main-floor office offers inspiring river views, while the oversized triple-car garage connects to a spacious mudroom for added convenience. The second level is home to a lavish primary suite, complete with a sitting area and spa-inspired ensuite featuring a freestanding tub overlooking the river, an oversized glass-and-tile shower, double vanities, and a private water closet. Two additional bedrooms with double closets share a well-appointed full bath, alongside a convenient second-floor



laundry. Explore the third-level bonus room, offering endless possibilities. The walk-out lower level is an entertainers dream, boasting a pool table sized family room, dry bar and a media room. Three sets of patio doors open to a stamped concrete patio. Infrared sauna adds a touch of indulgence in the powder room. The cold room is perfect for curated vintages. Property extends across the river with water rights. The 4000sq.ft. detached 'Bee House', features a workshop, playroom, and storage. (id:6289)

Essential Information

Listing #	X12151670
Price	\$1,650,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	142 Mill Street
Subdivision	Arran-Elderslie
City	Arran-Elderslie
Province	Ontario
Postal Code	N0H2N0

Amenities

Amenities	Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Wooded area, Irregular lot size, Sloping, Waterway
Parking Spaces	12
Parking	Attached Garage, Garage, RV
# of Garages	2
View	River view, Direct Water View
Is Waterfront	Yes

Waterfront Waterfront

## Interior

Appliances Garage door opener remote(s), Central Vacuum, Water Heater - Tankless, Water Heater, Cooktop, Dishwasher, Dryer, Microwave, Oven, Washer, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning, Air exchanger

Fireplace Yes

# of Fireplaces 1

# of Stories 3

Has Basement Yes

Basement Walk out

## Exterior

Exterior Stone, Wood

Lot Description 256.1 x 159 FT|1/2 - 1.99 acres

Foundation Poured Concrete

## Listing Details

Listing Office Century 21 In-Studio Realty Inc.



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