

\$3,500,000 - 198 Pasmore Street, Guelph/eramosa (rockwood)

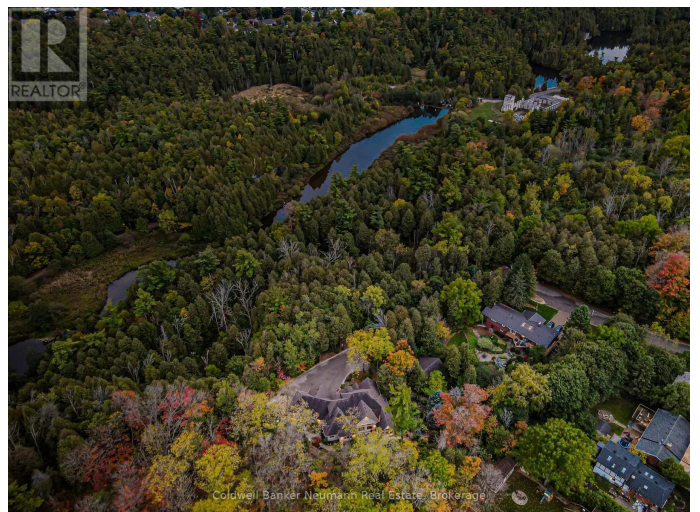
MLS® #X12388591

\$3,500,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Rockwood, Guelph/eramosa (rockwood),
Ontario

Some homes are built, others are crafted. 198 Pasmore Street is the latter a rare retreat tucked into the limestone escarpment on a private 1.1-acre lot at the end of a quiet road in the Hamlet of Rockwood. Surrounded by conservation land and forest, this property is more than a home; it's an experience. The journey to create it was no small feat. It began with raw forest land and a vision three years of planning, permits, and approvals. Eighteen feet of rock excavation. A commitment to quality that shows in every detail: one-inch subfloors, full spray foam insulation, and even a centuries-old log cabin carefully moved from Ariss and rebuilt here. They even built a bridge to honour the grand entrance this home deserved. Step inside and the craftsmanship continues. The main home blends natural beauty with modern design soaring cathedral ceilings, oversized windows, and sweeping forest views. The living room opens to a European-inspired stone courtyard, while the primary suite offers a spa-like ensuite and its own private waterfall view. Upstairs, two additional bedrooms and a full bath provide comfort for family or guests. The bright walkout basement extends the living space with a hot tub patio, custom wine cellar with a jail cell door, bar area, theatre room, and a versatile gym or guest suite. Outside, the restored 550 sq. ft. historic log cabin adds another layer of



charm a retreat of its own complete with a wet bar, full bathroom, gas fireplace, and ample storage. A triple-car garage with lift ensures plenty of space for vehicles, toys, or hobbies, pairing practicality with the homes unique character. Here, you truly enjoy the best of both worlds with everyday essentials available right in Rockwood, just a short drive to the vibrant city amenities of Guelph, yet surrounded by nature so immersive it feels as though you are living in the heart of a majestic forest. (id:6289)

Essential Information

Listing #	X12388591
Price	\$3,500,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	198 Pasmore Street
Subdivision	Rockwood
City	Guelph/eramosa (rockwood)
Province	Ontario
Postal Code	N0B2K0

Amenities

Amenities	Beach, Park, Fireplace(s)
Features	Cul-de-sac, Irregular lot size, Conservation/green belt, Lane
Parking Spaces	9
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Barbeque, Hot Tub, Garage door opener remote(s), Central Vacuum,
------------	--

	Dishwasher, Dryer, Oven, Stove, Washer, Water softener, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out, Separate entrance

Exterior

Exterior	Stone, Wood
Exterior Features	Lawn sprinkler, Landscaped
Lot Description	66 x 329.6 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker Neumann Real Estate



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 29th, 2025 at 1:46am EDT