

7666 WELLINGTON ROAD 34 Puslinch

MLS# 22224

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|--------------|---------------------------|--------------|------------------|
| District | Waterloo County | Status | Active |
| Sub District | WA Waterloo County | List Price | \$569,900 |
| City/Town | Puslinch | Sale Price | |
| Type | Detached | Sale Date | |
| Zoning | | | |
| Postal Code | N0B 2J0 | | |
| Possession | 60 days | | |
| Possn. Date | | Uncon Date | |
| Taxes | \$6,500.00 (2009) | Days on Mkt. | 106 |

| | | | |
|-----------|---|-------------|--------------|
| Style | Bungalow | Mthly Assmt | |
| Exterior | Log,Low Maint S & Fascia,Vinyl | Year Built | 2004 |
| Bedrooms | 4/2 | Sqft Abv Gr | 2,500 |
| Bathrooms | 3/1 | Urban/Rural | Rural |
| Ensuite | | | |

| | | | |
|--------------|----------------------------|------------|------------------------|
| Heat Source | Propane | Heat/Cool | Forced Air |
| UFFI | Not Installed | Roof | Asphalt Shingle |
| Clear Height | | Foundation | Concrete Poured |
| Basement | Full,Fully Finished | | |
| Construction | | | |
| Fireplaces | (2) - Propane | | |

| | Bsmt | Main | 2nd | Other |
|------------------|--------------|--------------|----------------|-----------------|
| Fin. Sqft | | | | |
| Entrance | | | | |
| Living | 15x14 | 15x14 | | 15x10 |
| Dining | | 15x15 | | |
| Kitchen | 28x14 | 15x15 | | 19x11 |
| Mast BR | | | 17x16'5 | |
| Bathroom | | 4pc | 2pc | 4pc |
| Bedroom | 20x10 | 17x12 | | 10'5x9'7 |
| Bedroom | 14x10 | 12x11 | | 14x10'5 |
| Bathroom | | 4pc | | |
| Family Rm | | 21x19 | | |
| Laundry | | 2x4 | | |

| | | | | | |
|-----------|---------------|----------------|------------------|------------|------------|
| Lot Acres | 1.68 | Lot Width (ft) | 135 | Power | 200 |
| Lot Sqft | 73,181 | Lot Depth (ft) | | Hydro Cost | |
| Road Side | N | Shape | Irregular | | |

| | | | | | |
|---------------|----------------|---------------|-----------------|-------|-----------------------|
| Garage Size | 2 Car | Garage Type | Attached | Water | Well - drilled |
| Driveway Size | Triple+ | Driveway Type | Gravel | Waste | Septic |

Appliances/Equip **Dryer,Fridge,Water Softener**
 Interior Feat. **Cathedral Ceiling,Ensuite Privilege,Skylight,Main Floor Bedroom**
 Exterior Feat. **Deck,Porch**
 Services **High Speed Internet,Phone**
 Mthly fee incl.
 Site Influences **Quiet Area,Scenic View**

| | | | | | |
|-------------|---|-----------|--------------|----------|-----------------|
| Holdover | | Financing | Clear | Title | Freehold |
| Esc. Clause | | SPIS | Yes | Tax Roll | |
| Legal desc. | Part Lot 20, Conc 9 Part 1 61R9492 | | | | |

Listed By **ACME REALTY INC.**



Almost 2 acres of peace & tranquility. Custom home not quite 5 years old, perfect for the extended family. Vaulted ceilings, open concept design, double garage plus workshop, log siding exterior. Must see! 2500 sq.ft. home with and extra 900 sq.ft. above garage with full kitchen & bath and 2 bedrooms.