

$1,155,000

- 7 beds
- 4 baths
- Single Family
- Single Family
- 3000 - 3500 sq ft

# 108 SAMMON DRIVE, GUELPH/ERAMOSA (ROCKWOOD), ONTARIO, CANADA, N0B2K0

https://www.gtarealestates.com

Stunning Multi-Generational Home with 4,300+ Sq Ft of Finished Living Space & Walkout In-Law Suite! Designed with today’s modern family in mind, this beautifully upgraded 5-bedroom home offers an incredible combination of space, style, functionality and flexibility across 4 finished levels, including a fully self-contained 2-bedroom walkout in-law suite. The main level showcases a sprawling...

## Rooms & Units Descr

**RoomType1:** Primary Bedroom
**RoomLength1:** 5.36
**RoomDimensions1:** 5.36 m X 3.61 m
**RoomLevel2:** Second level
**RoomWidth2:** 2.97
**RoomType3:** Bedroom 3
**RoomLength3:** 4.29
**RoomDimensions3:** 4.29 m X 3.05 m
**RoomLevel4:** Second level
**RoomWidth4:** 3.05
**RoomType5:** Office
**RoomLength5:** 2.9
**RoomDimensions5:** 2.9 m X 2.82 m
**RoomLevel6:** Third level
**RoomWidth6:** 6.1
**RoomType7:** Bedroom 5
**RoomLength7:** 3.35
**RoomDimensions7:** 3.35 m X 2.97 m
**RoomLevel8:** Basement
**RoomWidth8:** 4.5
**RoomType9:** Kitchen
**RoomLength9:** 4.17
**RoomDimensions9:** 4.17 m X 3.33 m
**RoomLevel10:** Basement
**RoomWidth10:** 3.81
**RoomType11:** Bedroom
**RoomLength11:** 4.11
**RoomDimensions11:** 4.11 m X 3.33 m
**RoomLevel12:** Main level
**RoomWidth12:** 3.38
**RoomType13:** Kitchen
**RoomLength13:** 3.91
**RoomDimensions13:** 3.91 m X 3.23 m
**RoomLevel14:** Main level
**RoomWidth14:** 2.46
**RoomType15:** Living room
**RoomLength15:** 5.72
**RoomDimensions15:** 5.72 m X 5.33 m
**RoomLevel1:** Second level
**RoomWidth1:** 3.61
**RoomType2:** Bedroom 2
**RoomLength2:** 4.55
**RoomDimensions2:** 4.55 m X 2.97 m
**RoomLevel3:** Second level
**RoomWidth3:** 3.05
**RoomType4:** Bedroom 4
**RoomLength4:** 3.48
**RoomDimensions4:** 3.48 m X 3.05 m
**RoomLevel5:** Third level
**RoomWidth5:** 2.82
**RoomType6:** Family room
**RoomLength6:** 9.32
**RoomDimensions6:** 9.32 m X 6.1 m
**RoomLevel7:** Third level
**RoomWidth7:** 2.97
**RoomType8:** Living room
**RoomLength8:** 5.41
**RoomDimensions8:** 5.41 m X 4.5 m
**RoomLevel9:** Basement
**RoomWidth9:** 3.33
**RoomType10:** Bedroom
**RoomLength10:** 4.29
**RoomDimensions10:** 4.29 m X 3.81 m
**RoomLevel11:** Basement
**RoomWidth11:** 3.33
**RoomType12:** Dining room
**RoomLength12:** 4.65
**RoomDimensions12:** 4.65 m X 3.38 m
**RoomLevel13:** Main level
**RoomWidth13:** 3.23
**RoomType14:** Eating area
**RoomLength14:** 3.23
**RoomDimensions14:** 3.23 m X 2.46 m
**RoomLevel15:** Main level
**RoomWidth15:** 5.33



## Location Details

**City:** Guelph/Eramosa (Rockwood)

**Province:** Ontario

## Property Details

**SubdivisionName:** Rockwood

**Levels:** 2.5

**Stories:** 2.5

**FrontageLength:** 38 ft ,3 in

## Property Features

**Flooring:** Hardwood,Carpeted

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 4

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** True

**CarportYN:** False

**FireplacesTotal:** 1

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

## Courtesy of

**OfficeName:** RE/MAX REAL ESTATE CENTRE INC.

**Office ID:** 279256

**ListAOR:** Toronto Regional Real Estate Board

## Building Details

**ParkingTotal:** 4

**Heating:** Forced air

**Sewer:** Sanitary sewer

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning