



\$1,595,000

79 BROCK RD S, GUELPH, ON N0B 2J0, CANADA

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Visit the REALTOR website for further information about this listing. Rare opportunity to own a versatile property with unique zoning that supports a wide range of permitted uses, offering exceptional live/work flexibility and potential future severance opportunities. This well-maintained property features a spacious main residence, large studio/workspace, ample parking, and a private setting surrounded by...

- 3 beds
- 4 baths
- Single Family
- Single Family
- 3500 - 5000 sq ft



Rooms & Units Descr

RoomType1: Laundry room

RoomLength1: 2.06

RoomDimensions1: 2.06 m X 3.73 m

RoomLevel2: Second level

RoomWidth2: 7.37

RoomType3: Bathroom

RoomLength3: 2.08

RoomDimensions3: 2.08 m X 3.61 m

RoomLevel4: Third level

RoomWidth4: 1.65

RoomType5: Primary Bedroom

RoomLength5: 4.08

RoomDimensions5: 4.08 m X 3.25 m

RoomLevel6: Third level

RoomWidth6: 3.73

RoomType7: Bedroom 3

RoomLength7: 2.74

RoomDimensions7: 2.74 m X 3.81 m

RoomLevel8: Main level

RoomWidth8: 7.21

RoomType9: Great room

RoomLength9: 10.67

RoomDimensions9: 10.67 m X 6.1 m

RoomLevel10: Main level

RoomWidth10: 1.42

RoomType11: Kitchen

RoomLength11: 5.28

RoomDimensions11: 5.28 m X 3.68 m

RoomLevel12: Main level

RoomWidth12: 1.17

RoomLevel1: Second level

RoomWidth1: 3.73

RoomType2: Family room

RoomLength2: 6.1

RoomDimensions2: 6.1 m X 7.37 m

RoomLevel3: Third level

RoomWidth3: 3.61

RoomType4: Bathroom

RoomLength4: 2.49

RoomDimensions4: 2.49 m X 1.65 m

RoomLevel5: Third level

RoomWidth5: 3.25

RoomType6: Bedroom 2

RoomLength6: 4.98

RoomDimensions6: 4.98 m X 3.73 m

RoomLevel7: Third level

RoomWidth7: 3.81

RoomType8: Dining room

RoomLength8: 3.75

RoomDimensions8: 3.75 m X 7.21 m

RoomLevel9: Main level

RoomWidth9: 6.1

RoomType10: Bathroom

RoomLength10: 1.78

RoomDimensions10: 1.78 m X 1.42 m

RoomLevel11: Main level

RoomWidth11: 3.68

RoomType12: Bathroom

RoomLength12: 1.73

RoomDimensions12: 1.73 m X 1.17 m



Location Details

City: Puslinch (Aberfoyle)

Province: Ontario

Property Details

SubdivisionName: Aberfoyle

Levels: 2.5

Stories: 2.5

FrontageLength: 217 ft ,2 in

Property Features

LotFeatures: Landscaped

CommunityFeatures: School Bus

Heating: Forced air

HeatingFuel: Geo Thermal

CoolingYN: True

Cooling: Central air conditioning

ParkingTotal: 31

OpenParkingYN: False

GarageYN: True

AttachedGarageYN: False

CarportYN: False

FireplacesTotal: 2

PoolYN: False

ViewYN: False

WaterfrontYN: True

WaterBodyName: Mill Creek

Sewer: Septic System

Courtesy of

OfficeName: EASY LIST REALTY LTD.

Office ID: 296943

ListAOR: Toronto Regional Real Estate Board

Building Details



ParkingTotal: 31

Heating: Forced air

Sewer: Septic System

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: No

CarportYN: No

CoolingYN: Yes

Cooling: Central air conditioning

OpenParkingYN: No

GarageYN: Yes

PoolYN: No

CommunityFeatures: School Bus

Total Fireplaces: 2

