

7244 Concession Road 1

Puslinch, Ontario

Spectacularly built Custom Bungalow situated on just over 1 acre in Puslinch. This 5 Bedroom home has over 6,300 square feet of total living space and a full walk out Lower level. Douglas fir timber built exterior porches with 830 square feet of covered outdoor living space. Hardwood and porcelain floors, quartz countertops, large windows and 8 foot interior doors on main floor. The Great room has 16 foot ceilings, a floor-to-ceiling gas fireplace and is open to the Kitchen.

Custom Kitchen built with 2 large center islands, 2 sinks, stainless appliances and walk in pantry. Formal Dining Room has a large window overlooking the front gardens along with a large main floor Laundry with access to garage.

Master Retreat boasts a 5 piece luxurious ensuite and walk in closet and walk out to oversized deck. Downstairs offers an open concept Living area which would be perfect for in-law/nanny suite featuring 2 Bedrooms, 2 Bathrooms, Home Theatre, Office and walk out to backyard, along with second staircase walk up to 3 car garage. Multiple walkouts allow for full access to the beautiful private property.

Property Features

- ◇ Vaulted back patio with ceiling fan & Glass railing
- ◇ Cedar lined Private lot
- ◇ Professionally designed landscaping & Asphalt driveway
- ◇ Parking for 10+ cars
- ◇ Exterior LED lighting with timer
- ◇ Rough in for Security cameras
- ◇ Rough in for front & rear covered porch speakers

Main Floor

- ◇ Stunning 12ft ceiling height throughout & 16ft Great Room with coffered ceiling
- ◇ Hickory engineered wood flooring 7 ½" plank
- ◇ Solid oak staircase, 1 1/2" treads and wrought iron spindles
- ◇ All internal doors 8' tall and soundproof (exception: closets)
- ◇ Custom Main floor baseboard 10" poplar
- ◇ Custom casings 4.25" poplar
- ◇ Closet lighting
- ◇ All bedrooms have sound insulation
- ◇ Smart home audio system in Master, master bath, Dining and Great room
- ◇ Separate staircase from garage to lower level

Foyer

- ◇ 24" x 24" Porcelain floor
- ◇ Oversized door with sidelights and transom window
- ◇ Plaster Crown Moulding
- ◇ Pot lights
- ◇ Double closet with light switch
- ◇ Décor chandelier

Great Room

- ◇ 16ft tall in height
- ◇ Hickory engineered wood flooring 7 ½" plank
- ◇ Floor-to-ceiling gas fireplace with remote and cast concrete
- ◇ Wall of windows overlooking backyard
- ◇ Coffered/waffle ceiling with pot lights and plaster mouldings
- ◇ Open to Kitchen
- ◇ Ceiling speakers
- ◇ Fireplace visual/audio jacks

Kitchen

- ◇ Custom kitchen with BLUM soft close cabinets and drawers
- ◇ LED in cabinet and under cabinet lighting
- ◇ Hickory engineered wood flooring 7 ½" plank
- ◇ Two center islands with pendant lights and storage
- ◇ Deep stainless sink with touch on/off faucet
- ◇ Crown moulding
- ◇ Pot lights
- ◇ Designer porcelain backsplash and over range faucet
- ◇ Ample storage space
- ◇ Quartz countertops
- ◇ Stainless Wolf 6 burner gas range with griddle and dual convection ovens
- ◇ Stainless hood fan
- ◇ Integrated fridge and freezer
- ◇ Stainless built-in oven & microwave
- ◇ Stainless built in dishwasher
- ◇ Servery/Walk in Pantry & wet bar:
 - Quartz countertops
 - Designer porcelain backsplash
 - Pot lights
 - Built-in shelving
 - Built-in wine fridge

Breakfast Dining Room

- ◇ Hickory engineered wood flooring 7 ½" plank
- ◇ Open concept
- ◇ Pot lights
- ◇ Wall of windows overlooking backyard
- ◇ Two walk outs to deck and side yard

Formal Dining Room

- ◇ Hickory engineered wood flooring 7 ½" plank
- ◇ Large window overlooking front yard
- ◇ Plaster crown moulding
- ◇ Pot lights

Powder Room: 2 Piece

- ◇ Porcelain floor
- ◇ Quartz countertops
- ◇ Pot lights
- ◇ Custom floating vanity with under vanity lighting

Laundry Room

- ◇ Porcelain floor
- ◇ Front load washer and dryer
- ◇ Pot lights
- ◇ Deep Stainless sink
- ◇ Double closet with light switch
- ◇ Access to garage
- ◇ Custom Cabinets with ample storage & Quartz countertops

Hallway

- ◇ Hickory engineered wood flooring 7 ½" plank
- ◇ Plaster crown moulding
- ◇ Pot lights
- ◇ Linen closet with drawers and lighting
- ◇ Hallway pocket door with glass transom

Master Bedroom

- ◇ Hickory engineered wood flooring 7 ½" plank
- ◇ Coffered ceiling with pot lights
- ◇ Walk out to deck
- ◇ Window overlooking backyard
- ◇ Walk in closet with custom closet organizer cabinets & lighting
- ◇ Plaster crown moulding
- ◇ Hardwire internet & coax cable
- ◇ Glass transom window above master entrance door
- ◇ 2 ceiling speakers

Master Ensuite: 5 Piece

- ◇ In floor heating Porcelain floor
- ◇ Quartz countertops with His/Hers sinks
- ◇ Custom vanities
- ◇ Large Glass shower with porcelain surround, quartz bench, marble floor
- ◇ Rainhead showerhead and 3 high volume body sprays
- ◇ Free Standing Separate tub
- ◇ Wall sconces
- ◇ Two windows overlooking side and back
- ◇ Coffered ceiling & Plaster crown moulding
- ◇ 2 ceiling speakers

Bedroom 2

- ◇ Hickory engineered wood flooring 7 ½" plank
- ◇ Double closet with built in organizer
- ◇ Large window overlooking front yard
- ◇ Transom window over bedroom door
- ◇ Hardwire internet/coax cable

Bedroom 3

- ◇ Hickory engineered wood flooring 7 ½" plank
- ◇ Double closet with built in organizer
- ◇ Large window overlooking front yard
- ◇ Transom window over bedroom door
- ◇ Hardwire internet/coax cable

Main Bath: 4 Piece

- ◇ Porcelain floor
- ◇ Custom floating dual vanity
- ◇ Quartz countertop with two sinks
- ◇ Glass shower with porcelain surround, quartz bench
- ◇ Rainhead showerhead and body sprays
- ◇ Wall sconces
- ◇ Window overlooking side
- ◇ Plaster crown moulding

Lower Level

Open concept lower level with radiant in floor heating and gas boiler system

Recreation Room

- ◇ Engineered hardwood floor
- ◇ Pot lights
- ◇ Double door walk out to backyard
- ◇ Wall of windows overlooking backyard

Wet Bar

- ◇ Engineered hardwood floor
- ◇ Wine fridge
- ◇ Built-in dishwasher
- ◇ Stainless hood fan and glass cooktop
- ◇ Stainless steel sink
- ◇ Custom Cabinets
- ◇ Centre island with Quartz

Theatre Room

- ◇ Carpet
- ◇ Theatre Pot lights
- ◇ Double door entry
- ◇ Separate utility/Equipment room

- ◇ Sound insulated
- ◇ Two three seat Theatre chairs (electric)
- ◇ Projector and 12 foot Framed Screen
- ◇ 9.1 surround sound system

Bathroom: 3 Piece

- ◇ Quartz countertop
- ◇ Porcelain floor
- ◇ Glass shower with rainhead showerhead, quartz bench and handheld showerhead
- ◇ Pot lights
- ◇ Walk out to backyard

Bedroom 4

- ◇ Engineered hardwood floor
- ◇ Walk in closet
- ◇ Pot lights
- ◇ Two windows overlooking backyard
- ◇ Jack & Jill washroom with bedroom 5

Bedroom 5

- ◇ Engineered hardwood floor
- ◇ Walk in closet
- ◇ Pot lights
- ◇ Window overlooking side

Bedroom 6/Office/Exercise Room

- ◇ Engineered hardwood floor
- ◇ Closet
- ◇ Window overlooking side
- ◇ Pot lights

Jack & Jill Bathroom: 4 Piece

- ◇ Quartz countertop with 2 sinks
- ◇ Porcelain floor
- ◇ Glass shower with rainhead showerhead, quartz bench and handheld showerhead
- ◇ Pot lights

Equipment Room:

- ◇ Oversized
- ◇ Rough in for laundry/dryer
- ◇ Ample storage

Cold Room

- ◇ Large walk in
- ◇ LED lighting

Exterior & Construction Highlights

- ◇ Douglas Fir Timber Beams with mortise & tendon joinery
- ◇ Brick and stone
- ◇ Pine Board Exterior Ceilings
- ◇ Casabella Architectural Series Windows

- ◇ 10" Reinforced Foundation Walls (25mpa)
- ◇ 1/2" Roof Plywood
- ◇ 50 year heavy weight Dow Corning Shingles
- ◇ WIRSBO plumbing lines
- ◇ Oversized 18" overhangs
- ◇ R60 Blown ceiling insulation
- ◇ 3/4" tongue & grove plywood subfloor (glued & screwed)
- ◇ TJI flooring systems/joists
- ◇ Large 24x14 storage with large rollup door
- ◇ LED lighting and electrical/gas rough in

Garage

- ◇ Fully finished 3 car garage with large window transoms
- ◇ Reinforced wire mesh cement floor
- ◇ 220v plug for future hoist
- ◇ Internet hard wire
- ◇ Ceiling R60 insulation
- ◇ R24 sidewall insulation
- ◇ LED lighting system
- ◇ Whisper quite side drive door openers
- ◇ Approx 12' ceiling height

Equipment

- ◇ High efficiency propane furnace 100,000 BTU
- ◇ 4 Ton Air Conditioner
- ◇ Central Vac
- ◇ Heat Recovery ventilation systems
- ◇ 200 amp panel
- ◇ 100 amp sub panel for lower level