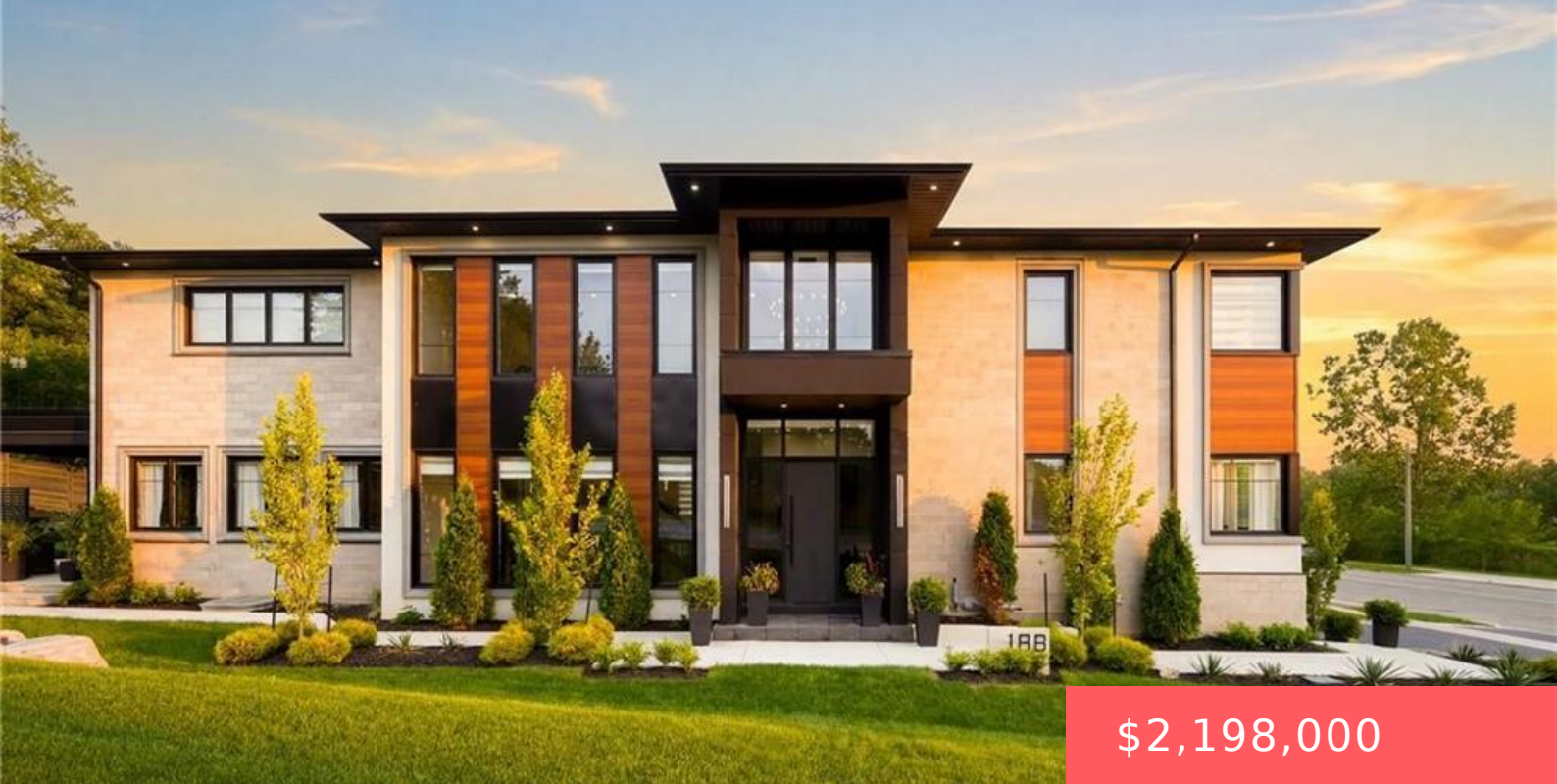




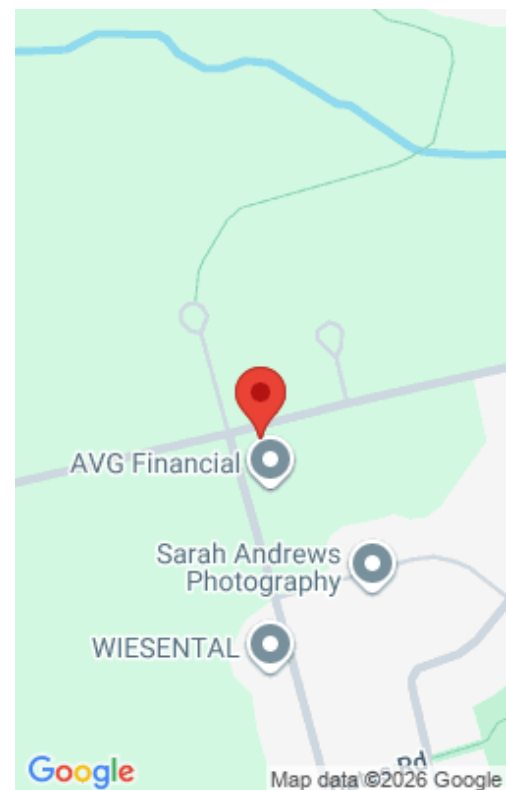
\$2,198,000

113 PTARMIGAN DR, GUELPH, ON N1C 1B8, CANADA

<https://krealtypros.com>

Nestled within the highly desirable Kortright Hills neighbourhood, this custom-built residence offers almost 6000 sq. ft. of finished living space with 4+1 bedrooms and 5.5 bathrooms. Completed in 2022, the home blends striking contemporary architecture with exceptional craftsmanship and thoughtfully integrated technology. Soaring 10 and 11-foot ceilings, oversized 8-foot doors, wide-plank engineered white oak flooring, [...]

- 5 beds
- 6 baths
- Single Family Residence
- Residential
- Active
- 4146 sq ft



Building Details

Stories: 2	Building Area Total: 5941 sq ft
New Construction Yes/ No: 1	Year Built Details: Completed / New,Owner
Parking Features: Attached Garage, Garage Door Opener, Asphalt, Inside Entry	Security Features: Carbon Monoxide Detector, Smoke Detector, Alarm System, Carbon Monoxide Detector(s), Monitored, Smoke Detector(s)
View: Park/Greenbelt, Trees/Woods	Covered Spaces: 2
Construction Materials: Aluminum Siding, Cement Siding, Concrete, Shingle Siding, Stucco	Garage Spaces: 2
Roof: Asphalt Shing	

Amenities & Features

Water Source: Municipal	Patio & Porch Features: Deck, Patio
View Yes / No: 1	Appliances: Bar Fridge, Range, Oven, Water Heater Owned, Water Softener, Built-in Microwave, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Wine Cooler
Sewer: Sewer (Municipal)	Exterior Features: Balcony, Landscaped, Lawn Sprinkler System, Privacy
Waterfront Features: River/Stream	Window Features: Window Coverings
Cooling: Central Air	Attached Garage Yes/ No: 1
Interior Features: High Speed Internet, Auto Garage Door Remote(s), Built-In Appliances, Central Vacuum Roughed-in, Floor Drains, Separate Heating Controls, Work Bench	Heating: Forced Air, Natural Gas
Frontage Type: South	Fireplace Features: Electric, Living Room, Gas, Propane
Fencing: Full	

