

978 WATSON ROAD SOUTH PUSLINCH



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Welcome to 978 WATSON ROAD SOUTH

This is where you want to come home for the holidays! Just minutes from major highways and the beautiful city of Guelph, quick to shopping and schools. This spacious 4 bedroom century home with high ceilings is set back from the road on a beautiful 1 acre lot. The mechanics are good here and there is so much charm left from yesteryear! This home functions very well for today's family! A beautiful view from every window! BONUS insulated attic from the master bedroom is filled with opportunity!!



151.31 x 300 Feet



\$5,296/2019



4



2





The family room addition is spacious and features vaulted ceiling, pot lights, gas fireplace, French doors to a large deck and a second “mudroom” entrance.



Character Home

The home has many practical features including a small office/sitting room which connect directly to the dining room. With tons of windows, the home is filled with natural daylight.





Perfect for Entertaining

Large kitchen with island has a side exit to it's own "dining deck" with gazebo. The kitchen has three dining areas (including the island) make this the perfect space to gather and entertain with family and friends!



Room Measurements

MAIN LEVEL

Family Room	22'11" x 20'11"
Kitchen	14'2" x 14'
Breakfast	11'1" x 9'6"
Dining Room	16'6" x 13'3"
Living Room	13'4" x 10'6"
Bathroom	3 piece

UPPER LEVEL

Master Bedroom	11'8" x 10'6"
Bedroom	12'10" x 10'2"
Bedroom	11'9" x 11'
Bedroom	11'3" x 9'7"
Bathroom	4-Piece





Schools

Catholic Schools
Wellington Catholic District School Board

Public Schools
Upper Grand District School Board



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Broker of Record

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