



**47 Gleneden Ct Garson On P3L 1L6**

**MLS@#:** 2056893 **Price:** \$1,400,000  
**Possession:** **Dist/Sub:** NC/NC23 **Status:** Incomplete  
**Type:** Single Family  
**Bldg Type:** House **Beds:** 4+1  
**Style:** Bungalow **Baths:** 5/2  
**Style-Attach:** Detached **SqFt:** 2,721  
**Storeys:** **Zoning:** R1-1  
**Year Built:** 2002 **Lot Area:**  
**Bld Age:** 11 to 20 Yrs **Prop Size:** 1.0-2.99 Acres  
**Taxes/Year:** \$9233.11/2017 **Garage:** Yes

**Details**

**Title to Land:** Freehold  
**Rent Income:** PTN

**Improve/Date:**  
**Reg 2nd Unit:**

**Features**

**Heat Type:** In Floor Heating **Flooring:** Carpet, Hardwood, Tile  
**Heat Fuel:** Natural Gas **Bsmt Type:** Full **# Parking:**  
**Cool Type:** **Bsmt Dev:** Finished **Parking:** Garage, Triple Garage  
**Util-Water:** Municipal **Bsmt Feat:** Six Feet and over, Walkout **Road:**  
**Util-Sewer:** Septic System **Foundation:** **Rd Mnt:**  
**Utility Type:** Cable, Hydro, Natural Gas **Roof:** **Access:**  
**Util-Comm:** Cable Internet Access, DSL **Exterior:** Brick, Stucco **Storage:**  
**Fire Alarm:** **Construction:** ICF Block **Structures:** Shed  
**Features:** Balcony/Deck/Patio, Ensuite **Fencing:**  
**Amenities:** Golf Course **Pool:** Heated pool, Indoor Pool  
**Community:** Quiet Area

**Inclusions/Exclusions**

**Rent Equip:** None  
**Appliances:** Central Vacuum, Dishwasher, Garage Door Opener

**Fireplace(s)**

# FP	Type	Fuel	# FP	Type	Fuel
1	Conventional	Gas	2	Conventional	Gas

**Rooms**

Type	Level	Dimensions	Type	Level	Dimensions
KITCHEN	MAIN FLOOR	18 x 13	DINING ROOM	MAIN FLOOR	10'4 x 12
LIVING ROOM	MAIN FLOOR	16 x 24	MASTER BEDROOM	MAIN FLOOR	13 x 16
BEDROOM	MAIN FLOOR	10'6 x 13	BEDROOM	MAIN FLOOR	11'3 x 13
BEDROOM	MAIN FLOOR	16'6 x 12	ENSUITE (1-6)	MAIN FLOOR	13'4 x 10
REC ROOM	LOWER LEVEL	18 x 38	BEDROOM	LOWER LEVEL	14'6 x 19

**Public Remarks**

This home has it all! Situated on a 2.49 Acre park like estate lot backing onto Ceder Green Golf Club. Built completely with insulated concrete forms and in-floor heating. This home was built with the highest grade materials and workmanship available. Features a gourmet kitchen with built in appliances with an open concept dining room and living area. This home has 3 bedrooms on the main floor including 3 full bath, steam shower and a powder room. The main level also features a large office which could be converted to a bedroom. The basement has a walkout to the backyard. It features a full guest suite with attached bathroom. The basement also features another bathroom and a 12 person steam room. There are two large games rooms and the bar and theater area finish off this great entertainment lower-level. The backyard features a chipping green with sand trap, pool house with bathroom and a custom built in-ground salt water pool.

**List Brokerage:** [RE/MAX CROWN REALTY \(1989\) INC., BROKERAGE \(SUDBURY\)](#)

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