

93 TEAL Drive, Guelph, Ontario N1C 1H2

Client Full
Active / Residential

93 TEAL Dr Guelph

MLS® #: 40149402
 Price: **\$898,000**



Wellington/City of Guelph/16 - Kortright Hills Backsplit/House

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Beds: **3 (3 + 0)**
 Baths: **3 (2 + 1)**
 SF Total: **1,997/Owner**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,997.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,913/2021**

Remarks/Directions

Public Rmks: **Come and see for yourself what this wonderful Reid-Built multi-level back-split has to offer. Beautifully maintained with lots of space and finished on all levels. The spacious bright living room is freshly repainted, the eat-in kitchen with island has patio doors to a deck and amazing long vistas with endless views of trees and open space. The family room has patio doors to walk-out at ground level to the amazing private fenced back yard with patios, gardens and trees. There even is an in-ground sprinkler system & night-lighting in both the front and back yards. The master bedroom is huge with a walk-in closet and ensuite w/double sinks and the other 2 large bedrooms are also very spacious with double closets. The lower level is finished and there is a roughed-in 3 pc. bath in the laundry room area. Garage inside entry into mudroom with access to 2-pc bathrm. This Kortright Hills sought-after location allows you to walk to all amenities, including schools, parks, groceries etc... don't delay viewing. Offers presented Wednesday, August 11th at 5:00.**

Directions: **ON-6 North, West on Downey Rd, East on Teal Drive.**
 Cross St: **South of Downey St**

Common Elements

Exterior

Exterior Feat: **Balcony, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio(s)**
 Construct. Material: **Brick, Vinyl Siding**
 Shingles Replaced: **2002** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **2002//Estimated** Prop Attached: **Detached**
 Property Access: **Municipal Road** Apx Age: **16-30 Years**
 Other Structures: Winterized: **Fully Winterized**
 Garage & Parking: **Attached Garage, Private Drive Double Wide, Asphalt Driveway, Inside Entry**
 Parking Spaces: **3** Driveway Spaces: **2.0** Garage Spaces: **1.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Sewer (Municipal)**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal** Water Tmnt: **Water Softener**
 Lot Size Area/Units: **/** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **32.81** Lot Depth (Ft): **131.46** Lot Shape: **Rectangular**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Highway Access, Hospital, Landscaped, Library, Park, Place of Worship, School Bus Route, Schools, Shopping Nearby**
 View: **Forest, Trees/Woods** Retire Com: **No**
 Topography: **Sloping** Fronting On: **West**
 Restrictions: **Subdiv. Covenant** Exposure:
 Local Impvmt: **No**

Interior

Interior Feat: **Sump Pump, Water Heater, Water Heater Owned, Water Meter, Water Softener**
 Security Feat: **Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Lower Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Inclusions: **Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer**
 Add Inclusions: **Inground sprinkler systems, front and back. Garden night-lighting.**
 Electric Age: **19** Plumbing Age: **19** Furnished:
 Furnace Age: Tank Age: **UFFI: No**

Property Information

Common Elem Fee: **No**
Legal Desc: **LOT 11, PLAN 61M55, GUELPH.**
Zoning: **Residential**
Assess Val/Year: **\$430,000/2016**
PIN: **712190276**
ROLL: **230806001528336**
Possession/Date: **30 - 59 Days/**
Possession Rmks: **Sept-Oct**

Local Improvements Fee: **No**

Survey: **Unknown/**
Hold Over Days: **60**
Occupant Type: **Owner**
Deposit: **\$50,000.00**

Brokerage Information

List Date: **08/05/2021**
List Brokerage: **[Royal LePage Meadowtowne Realty Inc., Brokerage](#)**
Source Board: **Oakville**

Prepared By: Joseph Brazeau, Salesperson

Date Prepared: 08/05/2021

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