

Property Client Full

93 Teal Drive, Guelph, Ontario N1C 1H2

Listing

93 Teal Dr Guelph

Active / Residential Freehold / Detached

MLS® #: X5330608

List Price: \$898,000

New Listing



Wellington/Guelph/Kortright Hills

Tax Amt/Yr: **\$4,913.22/2021** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **Lot 11, Plan 61M55, Guelph**

Style: **Backsplit** Rooms Rooms+: **6+1**
 Link: **No** BR BR+: **3 (3 +0)**
 Stories: Baths (F+H): **3 (2 +1)**
 Lot Irreg: SF Range: **1500-2000**
 Lot Front: **32.81** SF Source:
 Lot Depth: **131.46** Lot Acres: **< 0.50**
 Lot Size Code: **Feet** Fronting On: **W**
 Zoning: **Residential**
 Dir/Cross St: **South Of Downey St**

PIN #:	712190276	ARN #:	230806001528336	Contact After Exp:	No
Holdover:	60	Possession Date:			
Possession:	Sept-Oct				
Kitch Kitch +	1 (1+0)	Exterior:	Brick, Vinyl Siding	Utilities:	Gas, Hydro, Sewers, Cable,
Fam Rm:	Yes	Drive:	Pvt Double		Telephone
Basement:	Yes/Finished, Full	Gar/Gar Spcs:	Attached Garage/1.0	Water:	Municipal
Fireplace/Stv:	No	Drive Pk Spcs:	2.00	Sewers:	Municipal
Heat:	Forced Air, Gas	Tot Pk Spcs:	3.00	Special Desig:	Unknown
A/C:	Yes/Central Air	UFFI:	No		
Central Vac:	Yes	Pool:	None		
Apx Age:	16-30	Energy Cert:	No		
Elevator:	No/None	Green PIS:	No		
Retirement:	No				
Property Feat:	Hospital, Place of Worship, Public Transit, School				

Remarks/Directions

Client Rmks: Wonderful Reid-Built Beautifully Maintained, Spacious Back-Split. Liv Rm Repainted, Eat-In Kit W/Island, Patio Drs - Deck-Endless Vista Trees/Space. Fam. Rm- Patio Doors, W/O At Ground Level- Private Fenced Back Yard-Patios, Gardens. Sprinkler System, Night-Lighting Front & Back Yds. Huge Master Brm W/ Walk-In Closet. Fin. L.L., Roughed-In 3 Pc. Bath In Laundry Rm. Kortright Hills Sought-After Location- Walk To Schools, Parks, Groceries Etc. Don't Miss Out!

Extras: Incl: Fridge, Stove, Washer, Dryer, Inground Sprinkler Systems Front And Back, Garden Night-Lighting.

Listing Contracted With: **ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE 905-878-8101**

Prepared By: JOSEPH A. BRAZEAU, REALTOR Salesperson

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