



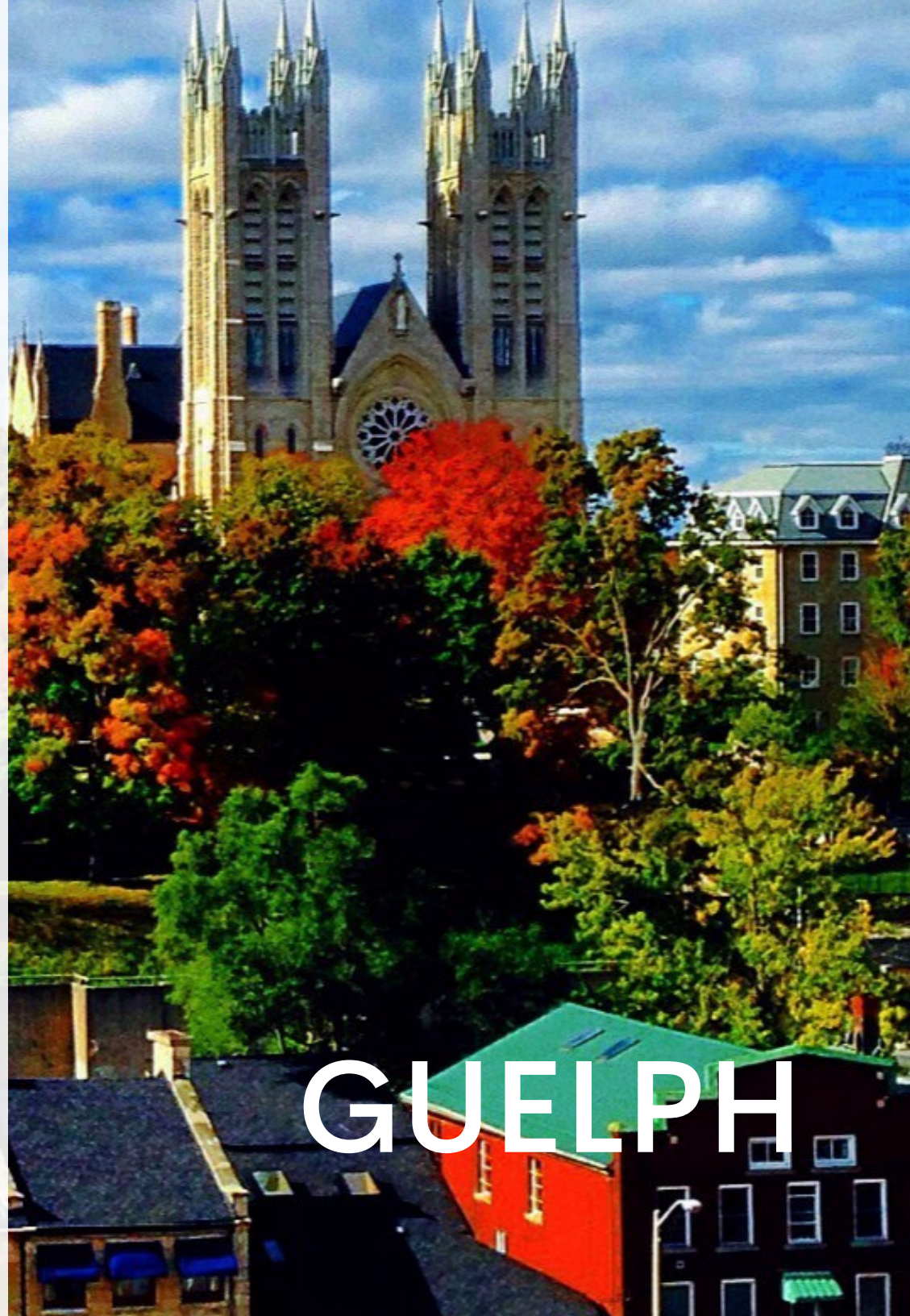
505-24 MARILYN DRIVE
GUELPH, ON

ROACH
family
REAL ESTATE TEAM



10 THINGS WE LOVE ABOUT OUR HOME

1. Building is very quiet and well maintained
2. Great location for shopping
3. Exercise room, workshop, party room and scheduled activities
4. Park scenery is beautiful from our wall of living room windows, especially Summer and Fall
5. Park is full of beautiful trees, walking trails and the Speed River
6. Close to an indoor walking track for winter walking
7. Close to Recreation Centres
8. 2 blocks from a huge Senior Centre called The Evergreen that has lots of activities
9. Tons of space without the maintenance
10. Great neighbourhood and location



GUELPH



WELCOME HOME

Welcome to this sprawling 1350 sq ft, 2 bedroom, 2 bathroom condo located just north of downtown Guelph.

If you're looking for space, this unit delivers! 2 large bedrooms and main living space showcase full length floor to ceiling windows with gorgeous views and tons of warm sunlight.

Exercise room, library, underground parking, and meeting/party room offer ultimate convenience for fitness and entertainment, along with numerous planned social nights with building neighbours.

KITCHEN



THE HEART OF THE HOME

- Large spacious open kitchen for the chef of the family
- Lots of upper cabinets and pantry for ample storage
- Ceramic backsplash

If you've always wanted a large kitchen in your condo, this is it! You will have tons of room to move around while cooking up your favourite dishes or just getting your morning tea or coffee! And there's plenty of room for a kitchen eating area.



LIVING ROOM



CORDLESS
BLINDS



- Plush carpet softens this bright living space for relaxing views of the park, quiet reading and evening enjoyment with an almost panoramic view of the stars. Electric fireplace units are an optional addition to warm up the space.



DINING AREA

BEDROOMS

MASTER RETREAT

Enjoy this bright and airy space with incredible floor to ceiling windows with gorgeous 5th floor views. Also conveniently located in the master bedroom are a spacious 2pc ensuite, in-suite laundry, and newer air conditioning unit.





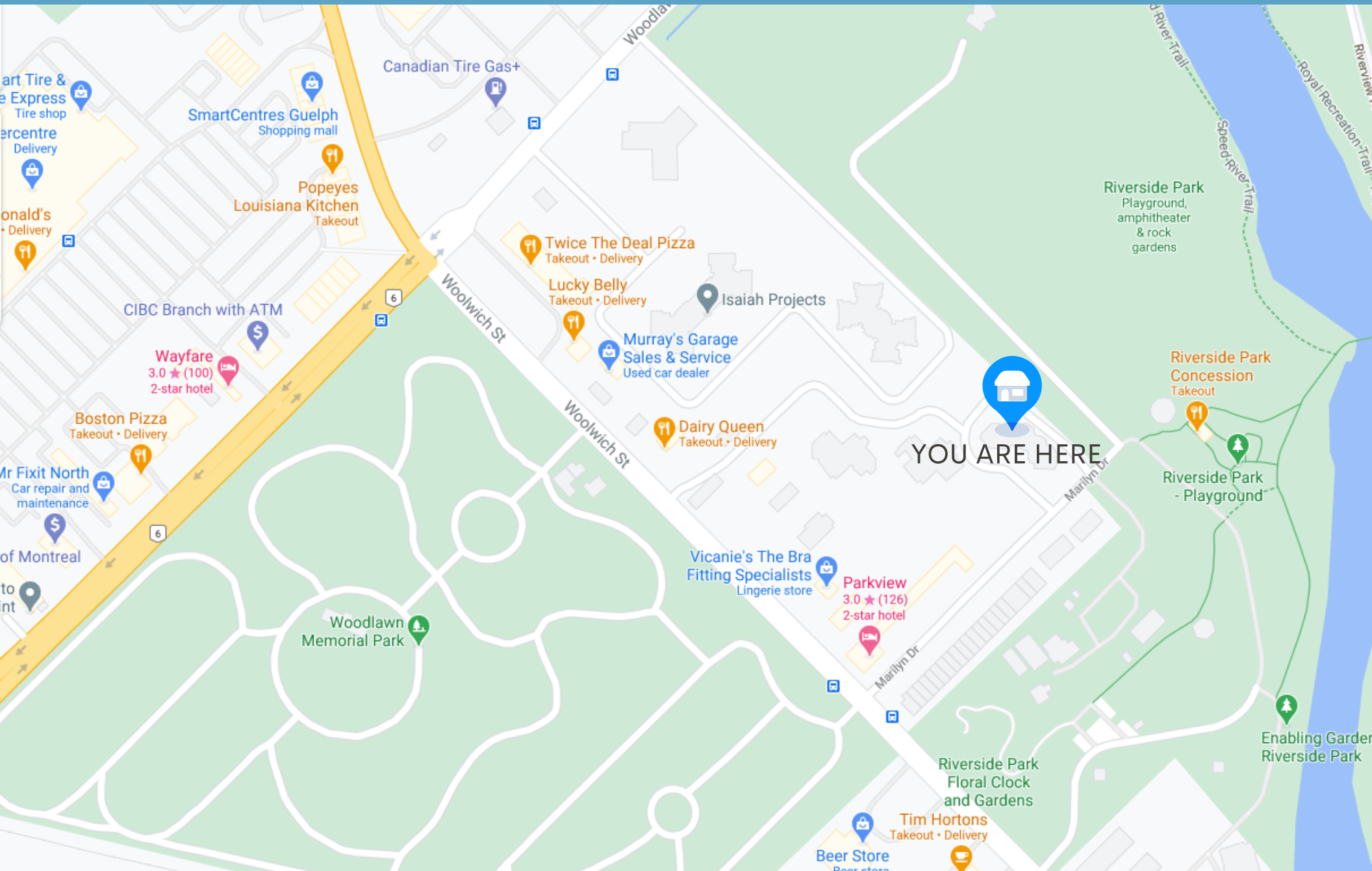
- The second spacious bedroom is full of possibilities if you need some extra living space. Perfect as a bedroom, additional seating area or office, there's lots of space to work with!



PROPERTY DETAILS

YEAR BUILT	1989
SQUARE FOOTAGE	1350 SQ FT
CONDO FEES	\$549.37/month
PROPERTY TAX	\$2711.64 (2020)
IDEAL CLOSING	Flexible
HEAT	Electric; \$58/month equal billing
AIR CONDITIONING	Window units (2019)
PARKING	Exclusive use - 1 underground space
AMENITIES	Exercise Room, Wood Working / Craft Room, Party Room, Visitor Parking
INCLUSIONS	Fridge, Stove , Microwave, Dishwasher, Washer & Dryer. Hot Water Tank (Owned November 2020), 1 Garage Door Opener/Remote. Electric Fireplaces (Negotiable)
INCLUDED IN FEES	Building Insurance, Common Elements, Parking, Property Management Fees, Water, Exterior Maintenance
PUBLIC SCHOOLS	JUNE AVE Regular Track JK - Grade 6 WILLOW ROAD Regular Track Grade 7-8 GUELPH CVI Regular Track Grade 9-12 VICTORY French Immersion JK-Grade 4 KING GEORGE French Immersion Grade 5-8 JF ROSS CVI French Immersion Grade 9-12
CATHOLIC SCHOOLS	HOLY ROSARY Regular Track JK-Grade 8 ST.JAMES Regular Track Grade 9-12

GUELPH, ONTARIO





SCAN ME

Open your mobile camera app and position over the QR code to view complete details



PROPERTY LISTED BY:

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Lisa Roach, Sales Representative

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Purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. Although all details are believed to be accurate, we assume no responsibility for the information contained herein.