



#312-35 KINGSBURY SQUARE
GUELPH, ON

ROACH
family
REAL ESTATE TEAM

KINGSBURY SQUARE
35 KINGSBURY



WELCOME TO KINGSBURY SQUARE

Attention professionals and downsizers
Welcome home. Let me start by mentioning this home can come fully furnished. Almost everything you see is only 2 years old and can be included. This 2 year old, contemporary and elegant, condominium in South Guelph offers an abundance of space not found in condo units these days. At 944 sqft you get a spacious open concept one bedroom unit with a den large enough for a 2nd bedroom.

KITCHEN

THE HEART OF THE HOME

- Moveable Island
- Stainless Steel Appliances
- Tons of cabinet space



- The large kitchen includes granite counters, stainless steel appliances, a large movable island and endless storage. Moving through your new home you have room for a large dining room table to accommodate both yourselves and countless guests.





OPEN CONCEPT



- The airy living room will accommodate your large furniture, or keep what's there. You'll also love all the natural light coming through the sliding balcony doors which leads to 133 sq feet of extra outdoor living space.



BEDROOM





- The primary bedroom includes a spacious walk-in closet and the bedroom can easily accommodate a king bed with room to spare. This home comes complete with California shutters as well as powered blinds giving the unit an elegant feel, as well as ensuite laundry within your 4 pc bathroom AND 2 parking spaces side by side! You'll love calling this home.

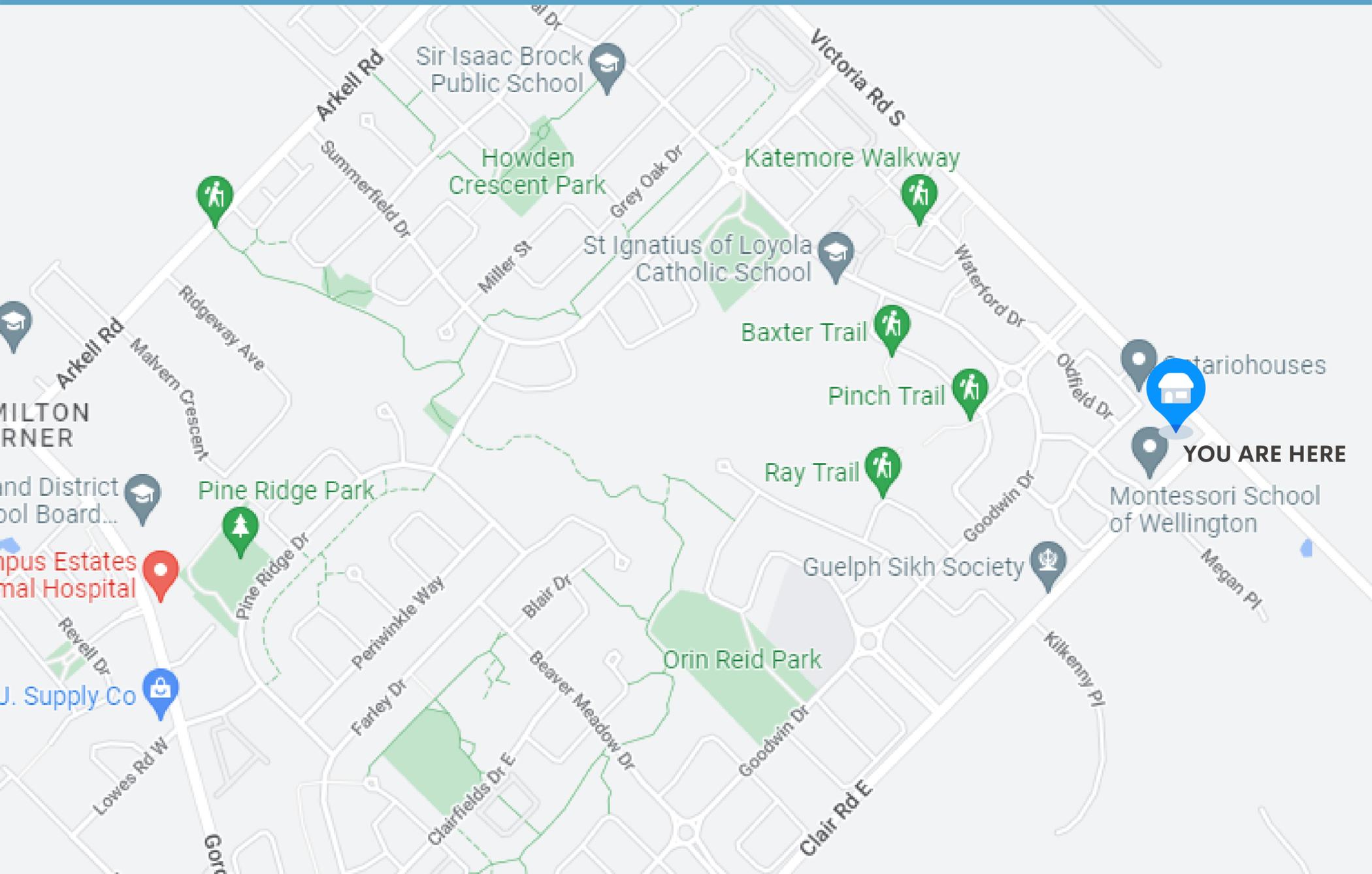


BALCONY





GUELPH, ONTARIO



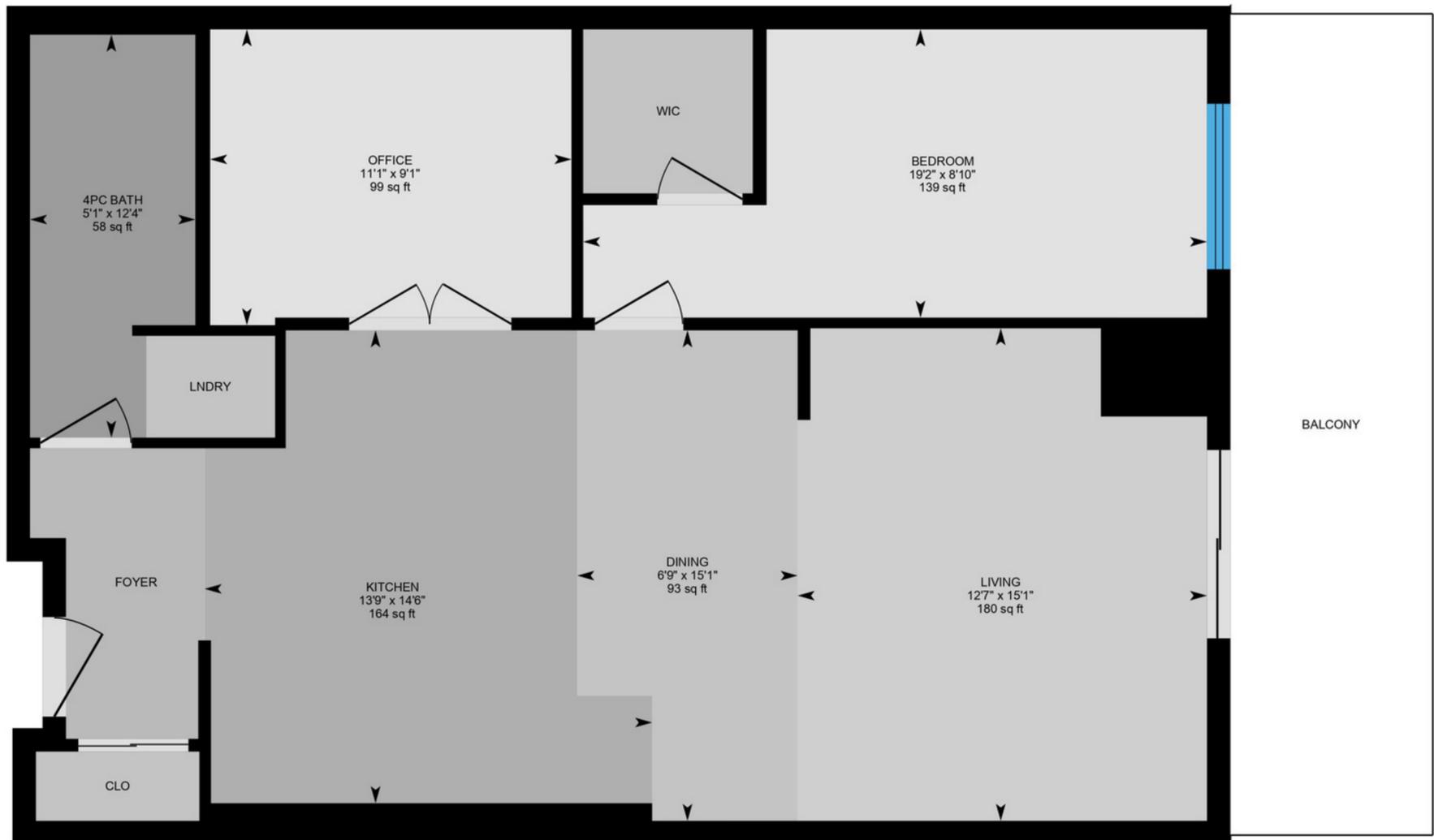
PROPERTY DETAILS

| | |
|------------------|---|
| YEAR BUILT | 2020 |
| SQUARE FOOTAGE | 944 sqft |
| PARKING | 2 Surface Parking Spaces Right Next to Each Other, Spaces 60 & 61 |
| INCLUSIONS | Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer |
| EXCLUSIONS | Furniture - Can be negotiated |
| PROPERTY TAX | \$3,551.14 |
| CONDO FEES | \$429.13/ month |
| IDEAL CLOSING | Flexible |
| PUBLIC SCHOOLS | WESTMINSTER WOODS PUBLIC SCHOOL Regular Track Grade JK-8 SIR ISAAC BROCK PUBLIC SCHOOL Regular Track Grade 9-12 ARBOUR VISTA PS French Immersion Grade JK-6 |
| CATHOLIC SCHOOLS | ST. IGNATIUS OF LOYOLA CS Grade JK-8 ST. PAUL CATHOLIC SCHOOL Grade JK-8 BISHOP MACDONELL CHS Grade 9-12 |

FLOORPLANS

35 Kingsbury Square, Guelph, ON

Main Floor Finished Area 961.91 sq ft



FLOORPLANS

35 Kingsbury Square, Guelph, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller.

Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

4pc Bath: 12'4" x 5'1" | 58 sq ft
Bedroom: 8'10" x 19'2" | 139 sq ft
Dining: 15'1" x 6'9" | 93 sq ft
Kitchen: 14'6" x 13'9" | 164 sq ft
Living: 15'1" x 12'7" | 180 sq ft
Office: 9'1" x 11'1" | 99 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Finished Area: 961.91 sq ft
Unfinished Area: N/A

ANSI Z765-2021, Main Building

Above Grade Finished Area: 961.91 sq ft
Above Grade Unfinished Area: N/A
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A



PROPERTY LISTED BY:

Andrew Roach, Broker
Lisa Roach, Sales Representative

475 Main St E, Milton, ON L9T 1R1
(289) 270-1719



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.