

**106 Emma Street
Guelph, ON N1E 1T8**

RES/Freehold/Sale

Price:

\$464,900

NEW



MLS®#: **30726635** Status: **Active**
 Region: **Wellington** DOM:
 Municipality: **1 - City of Guelph**
 Neighbourhood: **3 - General Hospital**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **51-99 Years/1953** Basement: **Yes**
 Legal Desc: **LT 51 PLAN 229**
 Sq.Ft./Source: **784/Public Records** Tot Bdrms: **3 (2+1)**
 Sq Ft Range: **501 to 1000** Bathrooms: **1.0**
 Acres/Range: **.160 / < 0.5** Lot Front: **50.00 Ft**
 Taxes/Year: **\$3,080/2019** Lot Depth: **140.00 Ft**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **Home Group Realty Inc.**
 CrossSt/Dir: **Metcalfe/Speedvale**

Next OH: **Public: Sat Apr 27, 1:00PM-3:00PM**

Property Details

Exterior: **Wood, Other** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Partially Finished/Walk-Up** Heat Type: **Forced Air** Fireplaces:
 Foundation: **Stone** Sewers: **Sewer (Municipal)** Waterfront:
 Roof: **Asphalt Shingle/2012** Water: **Municipal** Pool: **None**
 Water Meter: Wtr Sup Type: Retire Comm:
 Laundry Access: UFFI: **No** VisitAble:
 #/Type of Garage: **0.0/None** Total Parking Spaces: **2** Addl Month Fees:
 #/Driveway/Type: **2.0/Private Single Wide/Asphalt** Assigned Spaces: Energy Cert Level:
 Parking: **Asphalt** # of Kitchens: **1**
 Recreational Use: Elevator YN: Soil Type: Freehold w/Com Elem Fee: **No**
 Remarks

Updated, charming and it's sitting on an amazing 50' x 140' lot! Have we piqued your interest or maybe you're already dreaming about sitting on that big front porch? This bright 2 bedroom bungalow has all the updates you want and the charm that you expect. You not only get great cosmetic updates like kitchen (2018), bathroom (2017) & flooring (2018), but you get all the functional ones too - driveway (2010), roof (2012), insulation (both attic & walls), furnace (2016), AC (2015) & wiring (2004). And don't forget the enormous backyard, deck and shed. Walking distance to the General Hospital, downtown, schools and so many amenities. Seems almost too good to be true, but get packing and it can be yours to enjoy this spring!

Property Features

Features/Amenities: **Carpet Free / Hospital, Other, Public Transit, Quiet Area, Schools**
 Area Features: **Fence - Full, Shed**
 Other Structures: **Fridge, Stove, Washer, Dryer, Dishwasher**
 Inclusions: **Kids curtains in first bedroom**
 Exclusions:
 Elem Schools: **Waverley Drive PS Edward Johnson (FI) Holy Rosary PS** Sec Schools: **John F Ross HS St James Catholic HS**

Tax and Financial Information

Roll#: **2308030007029000000** Assessment: **\$263,000/2019** Survey: **Unknown**
 Pin#: Taxes: **\$3,080/2019** Private Entrance:
 Legal Desc: **LT 51 PLAN 229**
 Location: **Urban** Fronting On: **North** HST Applicable: **Included**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Family Room	M	12' 11" X 11' 2"		Bedroom	M	11' 1" X 8' 8"	
Master Bedroom	M	13' 7" X 8' 8"		Bathroom	M		4-Piece
Dinette	M	10' 2" X 5' 10"		Kitchen	M	10' 2" X 9' 10"	
Recreation Room	B	14' 3" X 7' 8"		Bedroom	B	8' 1" X 7' 8"	

Listing Information

Commence Date: **04/22/2019** Deposit: **7500** Buy Option:
 Sign: Lockbox: Possess. Dt: SPIS: **No/No**
 References: Application Required: Employment Letter: Possession: **60 - 89 Days**

**Prepared By: Scott Poland, Salesperson
Home Group Realty Inc.**

Client Full One Page Report

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