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COLDWELL BANKER  
NEUMANN REAL ESTATE,  
BROKERAGE



*WELCOME TO*

20 Grove St. Guelph, Ontario





ST. GEORGES PARK



IN THE NEIGHBOURHOOD

## The Neighbourhood

Unique and sought-after areas in Guelph! Charm, convenience, and a real sense of community! Close to downtown, rivers, many parks, the hospital, and all the Guelph historic charm- St. George's Park area is highly sought after and a great place to put your real estate dollars. A lot of century homes that have been given a little refreshing making every property unique and beautiful! Being walking distance to downtown makes for attending Guelph's many downtown festivals, going out for dinner, seeing a Storm game, and even catching the GO Train easy! Come and walk around St. Georges Park Neighbourhood, you won't want to leave.

WALKING SCORE 65 TRANSIT SCORE 52

BEDROOMS:	3
BATHROOM:	3
EXTERIOR:	Brick and Wood Siding
LIVING AREA:	2,794 sq. ft.
LOT SIZE:	49 x 122 ft.
YEAR BUILT:	2023 Completion
FLOOR:	Hardwood/Ceramic
BASEMENT:	Unfinished
HEATING:	Gas
COOLING:	Central Air
WATER:	Municipal
PARKING:	4

# overview

## Main Level

### KITCHEN

16.0" X 17.10"

### DINING ROOM

16.0" X 11.8"

### LIVING ROOM

16.0" X 19.8"

### DEN

10.2" X 12.6"

## Upper Level

### PRIMARY BEDROOM

16.9" X 14.10"

### SECOND BEDROOM

11.1" X 12.11"

### THIRD BEDROOM

11.1" X 12.11"

### BATHROOMS

TWO 5 + PIECES

## 20 Grove St Guelph

Imagine living in a one-of-a-kind home by Sutcliffe Homes in the prestigious St. Georges Park Neighbourhood... Well stop dreaming and look no further. 20 Grove St. offers everything you are looking for PLUS MORE. Large lot with gorgeous views of the downtown skyline, over 2794 sq ft of living space PLUS the basement, chef-inspired kitchen, over-sized windows throughout, wrap-around terrace, primary suite balcony, and finished with the quality and craftsmanship you would expect from Sutcliffe Homes. This is truly an entertainer's dream in a location that provides everything that Downtown Guelph has to offer. Imagine the natural light flooding this brand new home as you enjoy your morning coffee on your front terrace, or a BBQ with friends in your large backyard just steps away from Hillcrest Park. Reach out today for more details on how Sutcliffe homes can help make this property your oasis!

Visit <https://nickfitzgibbon.com/property-listing/20-grove-st-guelph/> for more images, a full virtual tour, and all room measurements



**SUTCLIFFE**  
HOMES & RENOVATIONS



20 Grove St, Guelph, Ontario

## EXECUTIVE FAMILY HOME

3 BRMS 3 BATH

### 5 Reasons You'll Fall in Love with This House:

Great for entertaining, amazing neighborhood, show-stopping design, chef's kitchen, and dreamy lot overlooking the city of Guelph

Nick  
FitzGibbon

WALKOUT TO  
BALCONY

WOOD STAIRCASE

SUTCLIFFE  
HOMES & RENOVATIONS



LARGE WINDOWS  
& WALKOUT TO  
BACKYARD

CHEFS KITCHEN

OPEN CONCEPT  
LIVING





## MAIN FLOOR

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Pot lights  
Large windows  
Open floor plan  
Carpet free  
Gas fireplace

## SECOND FLOOR

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3 Bedrooms  
Primary bath- double  
sink, curbless shower, &  
soaker tub  
Carpet free  
Main bath 5 piece with  
double sinks

## BASEMENT

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Unfinished  
Option to complete  
Walk in from basement

## BACKYARD

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Private  
Large balcony  
Landscaping  
Neighbouring Hillcrest  
Park



**SUTCLIFFE**  
HOMES & RENOVATIONS





BACK VIEW



FRONT VIEW

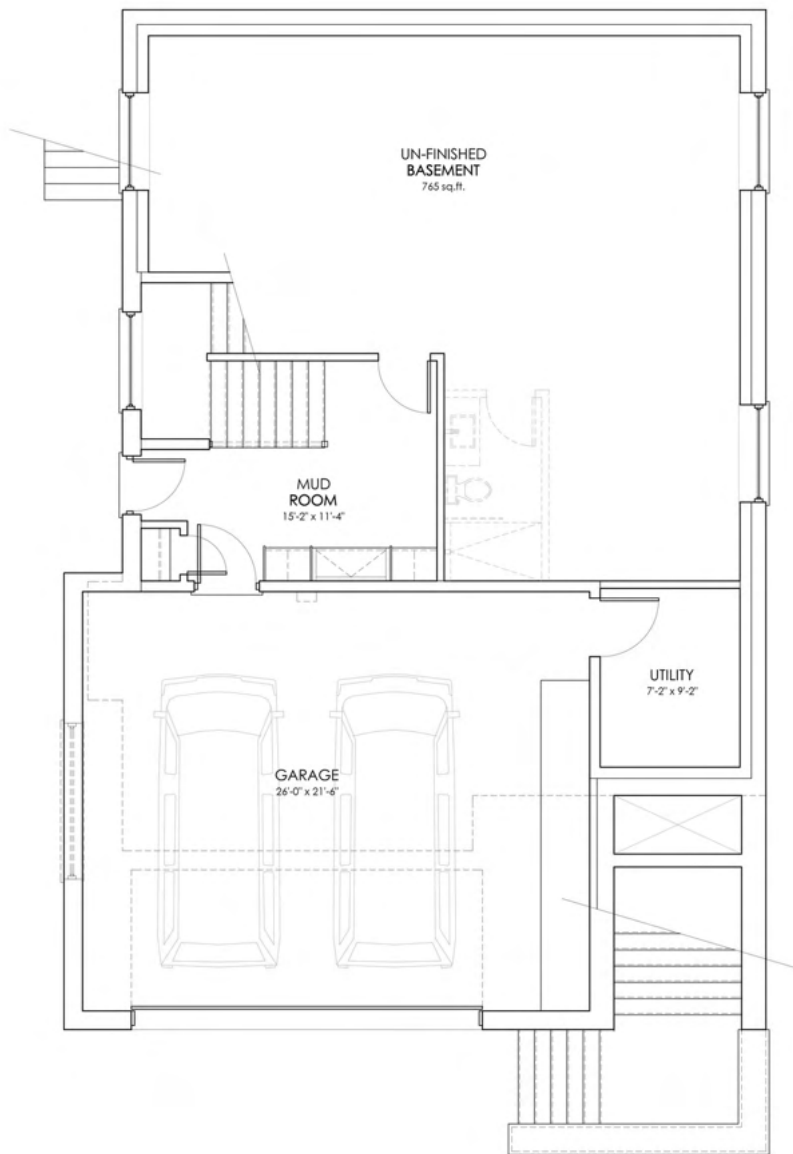


SIDE VIEW

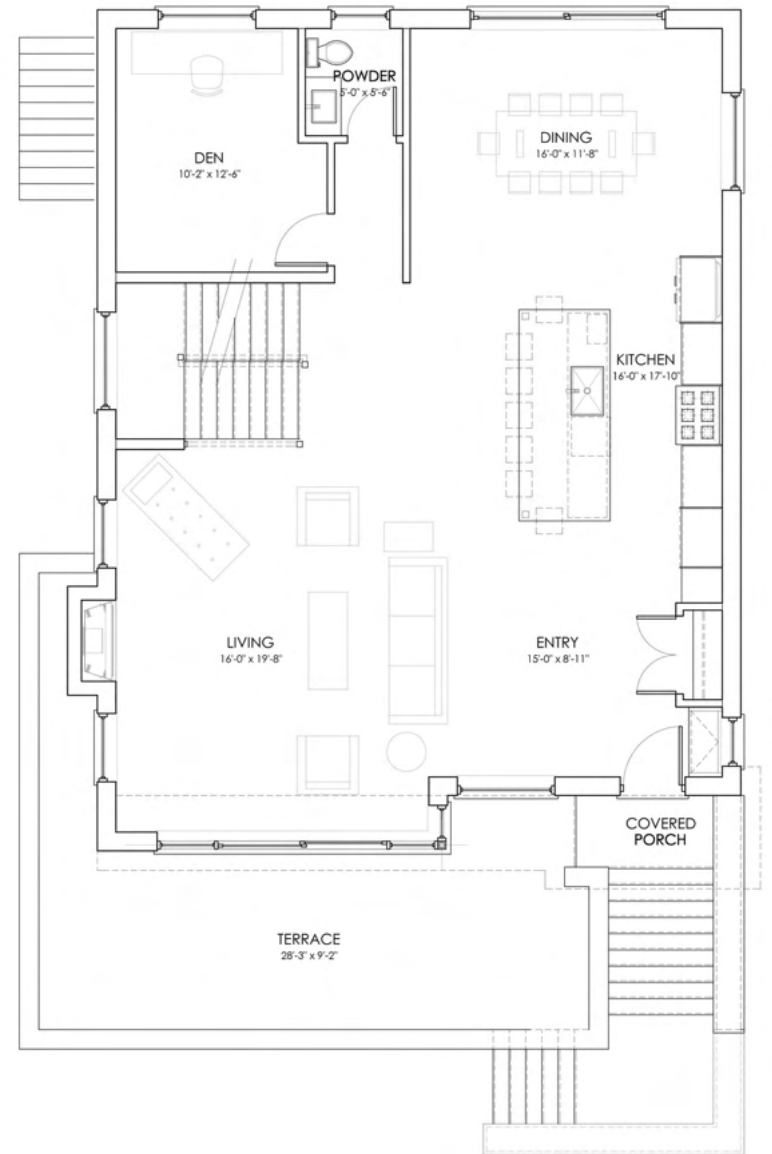


ARIEL VIEW





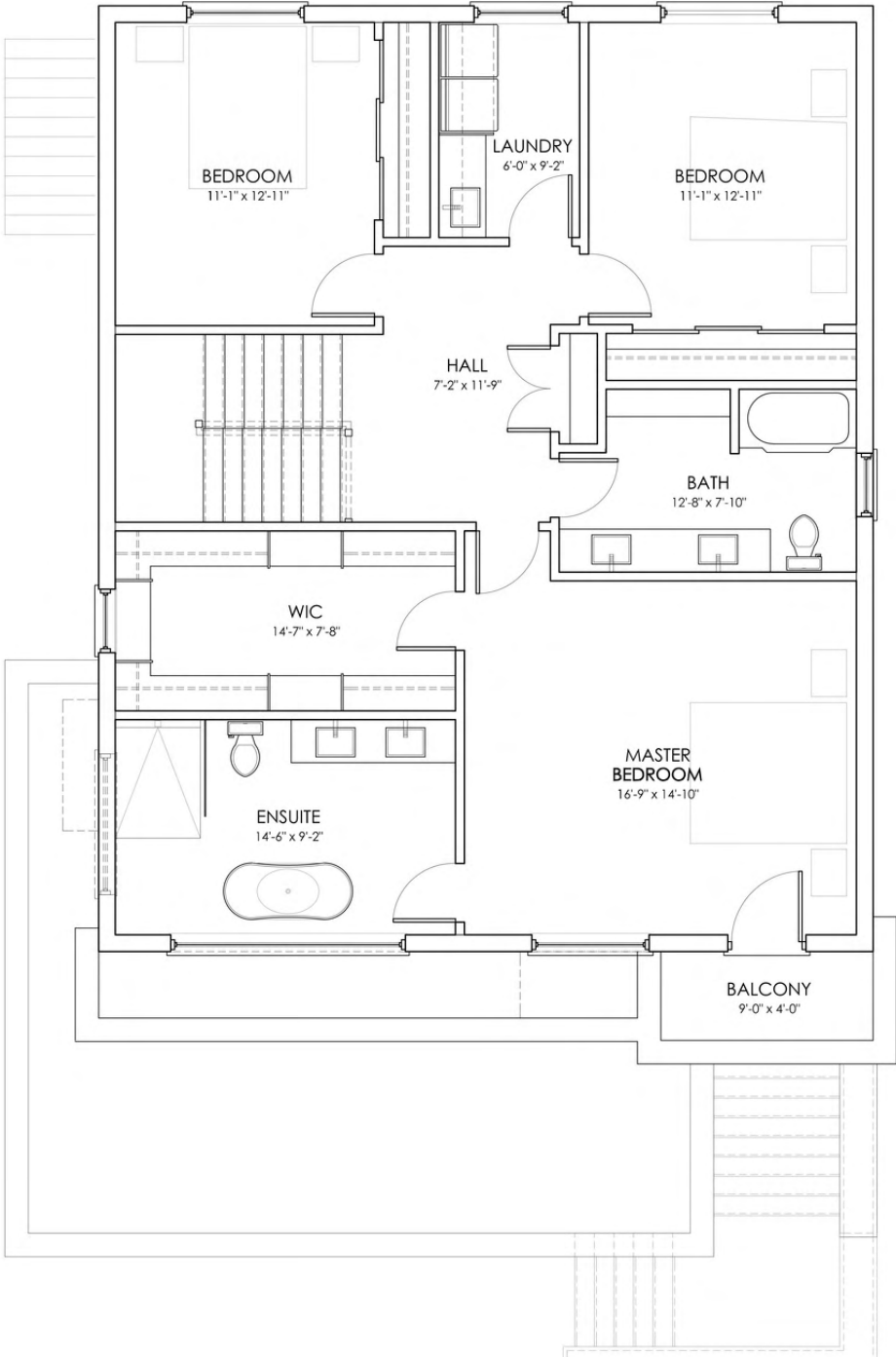
**BASEMENT FLOOR PLAN**



**GROUND FLOOR PLAN**



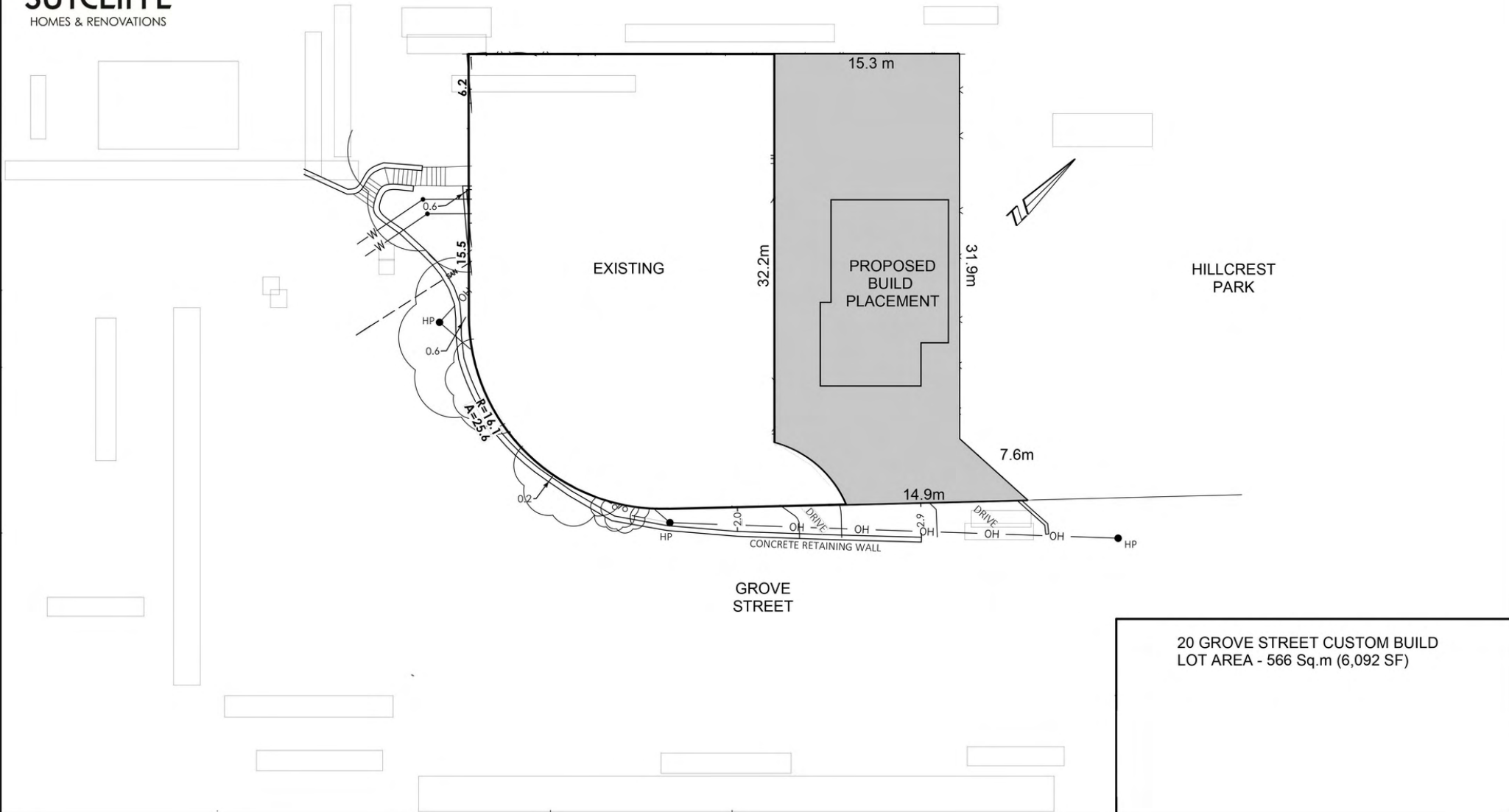
2ND FLOOR PLAN







**SUTCLIFFE**  
HOMES & RENOVATIONS



20 GROVE STREET CUSTOM BUILD  
LOT AREA - 566 Sq.m (6,092 SF)

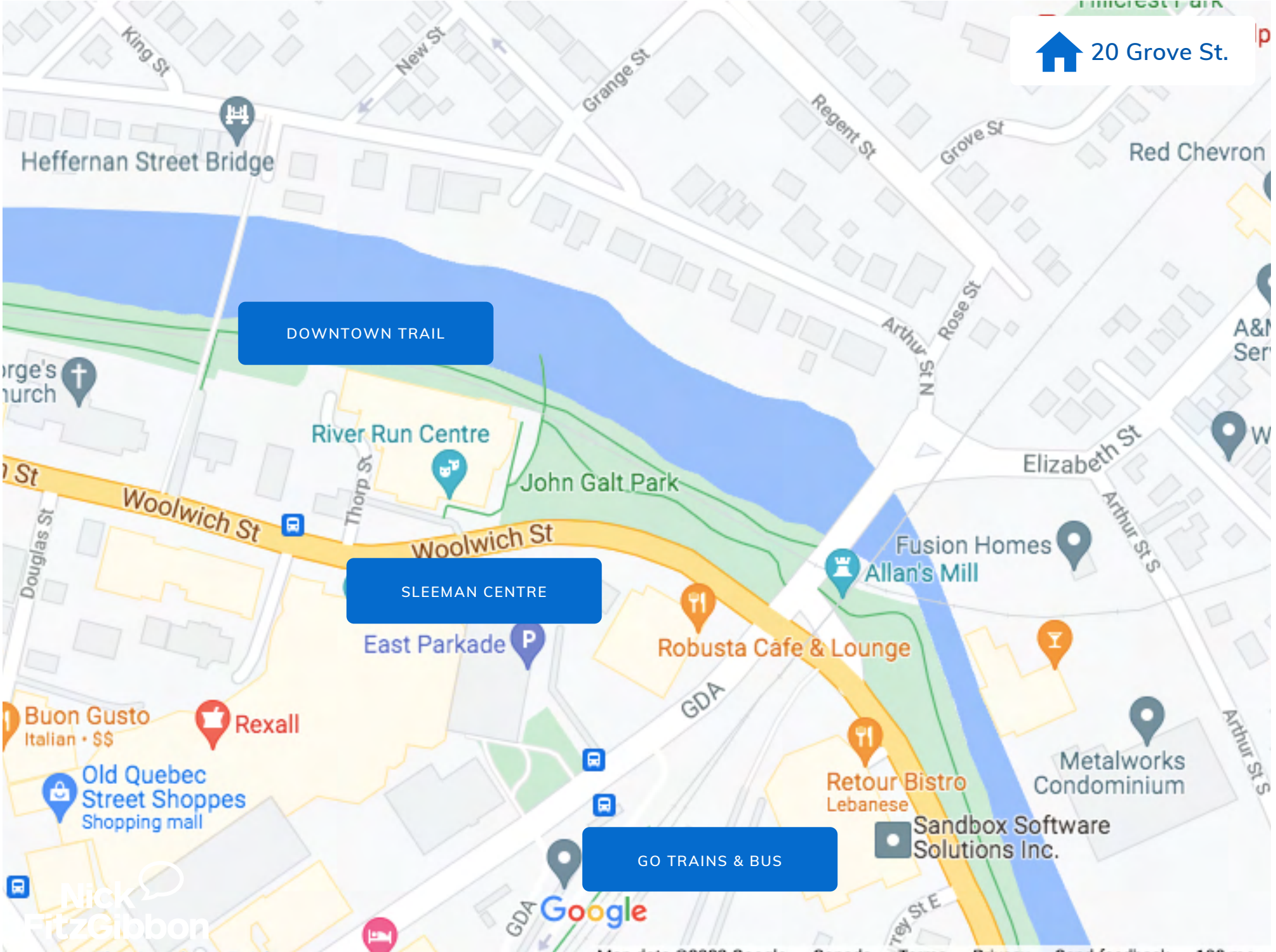


20 Grove St.

DOWNTOWN TRAIL

SLEEMAN CENTRE

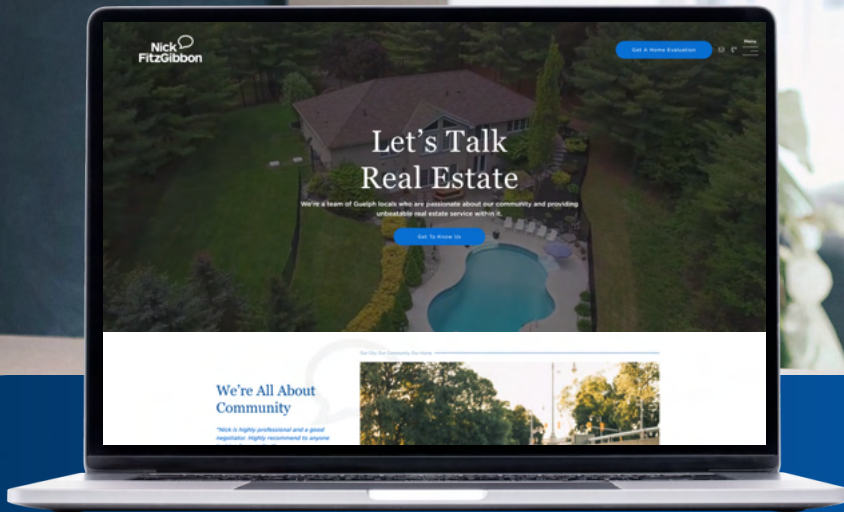
GO TRAINS & BUS



Nick FitzGibbon



# SERVICES



LEADERS IN LOCAL REAL ESTATE MARKETING

 [NICKFITZGIBBON.COM](https://nickfitzgibbon.com)



Social Media Advertising Campaigns



360° Virtual Tours



Virtual Open Houses



Covid Safety Protocols



Custom Staging Consultation



Daytime, Twilight & Drone Photography

**Nick**  
**FitzGibbon**  
Let's talk real estate

**NICK FITZGIBBON**  
Sales Representative

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