Nick FitzGibbon

Sales Representative

nickfitzgibbon.com
nick@cbn.on.ca
824 Gordon St. Guelph

COLDWELL BANKER
NEUMANN REAL ESTATE, BROKERAGE



WELCOME TO

8 Sherwood Drive, Guelph

BEDROOMS:	3 + 1
BATHROOM:	4
EXTERIOR:	Stucco and Stone
LIVING AREA:	2,619 + 1,573 sq. ft.
YEAR BUILT:	1972
HEATING:	Gas
COOLING:	Central Air
WATER:	Municipal
PARKING:	2
GARAGE:	2

overview

Room Dimensions

KITCHEN 18'4" x 13'4"	PRIMARY BEDROOM 20'3" x 13'3"
LIVING ROOM 19'10" x 18'6"	BEDROOM 14'9" x 13'7"
DINING ROOM 13'11" x 15'8"	FAMILY ROOM 19'0" x 13'6"
OFFICE 13'3" x 16'5"	GYM 9'0" x 15'8"

Welcome home to 8 Sherwood, a grand and stately 4-bedroom, 4-bathroom home set on an impressive 80 x 145 foot lot. Its stone and stucco exterior and generous proportions give it real presence on the street, while mature trees wrap it in privacy.

With approximately 4,192 sq ft across three levels, there's room here for everyone to gather and room for everyone to unwind. Sunlight pours in through large windows throughout. The spacious living room has warm wood beams, rich hardwood floors and soft pot lighting, creating a space that feels both elegant and inviting. Step down into the sunken dining room, where oversized windows overlook the backyard, a lovely spot for long dinners with family and friends. The kitchen is made for gathering, with a centre island, a built-in oven and microwave, and a bar fridge for keeping drinks close at hand.

Everyday life is easy on the main floor, which has a laundry room with storage, a quiet office for working from home, and a bedroom with a full bathroom nearby that's perfect for guests or extended family. Upstairs, the primary suite feels like a retreat, with a walk-in closet and a spa-inspired ensuite. Picture starting your day in the curbless glass shower with its rainfall showerhead, then getting ready at the double vanity with its quartz counters, makeup station and softly glowing floating cabinetry. A second bedroom with its own bathroom is just down the hall.

Downstairs, the finished lower level invites you to curl up by the gas fireplace for movie nights, surrounded by custom built-in shelving. This level also has a fourth bedroom, a 3-piece bathroom, an exercise room, a storage room and a large utility room. When the weather turns warm, the covered rear patio becomes your favourite room, with pot lights and built-in speakers ready for summer evenings. Wander the interlock walkway through a private, fenced backyard framed by mature trees. A double car garage completes the picture.

This established, family-friendly neighbourhood has a true community feel, with parks, schools, shopping and transit nearby and quick access to downtown Guelph. It's a rare chance to own a home of this size and character in one of the city's most loved pockets.

8 Sherwood Drive, Guelph

3+1 BED 4 BATH

5 Reasons You'll Fall in Love with This Home:
Sun-filled living spaces with large windows throughout, a sunken dining room and beamed living room made for entertaining, a spa-inspired primary ensuite , a cozy finished lower level with a gas fireplace and a covered rear patio overlooking a private, fenced backyard framed by mature trees.



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LOWER LEVEL



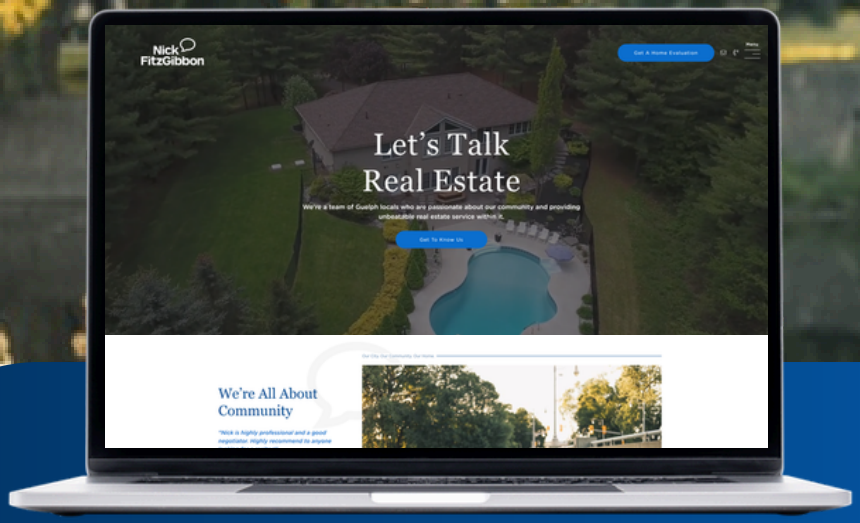
MAIN FLOOR



SECOND FLOOR

FLOOR PLAN

services



LEADERS IN LOCAL REAL ESTATE MARKETING

NICKFITZGIBBON.COM

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360° Virtual Tours



Open Houses



Custom Staging Consultation



Daytime, Twilight & Drone Photography

Nick FitzGibbon

NICK FITZGIBBON
Sales Representative
nick@cbn.on.ca
519-830-4823

Dave Aubrey

DAVE AUBREY
Sales Representative
daveaubrey@cbn.on.ca
519-841-8121