



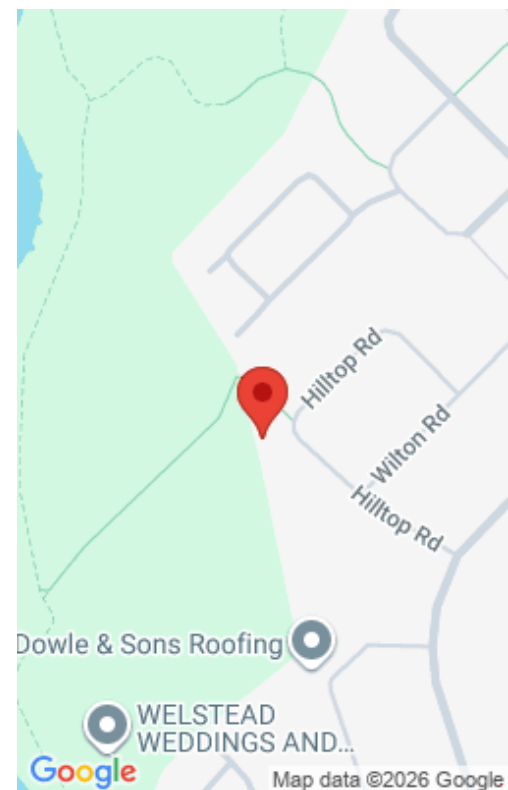
**\$2,575,000**

## 22 HILLTOP RD, GUELPH, ON N1E 7L4, CANADA

<https://krealtypros.com>

A Rare Luxury Opportunity in the City. Some homes are built. This one was designed – from top to bottom, with an eye for scale, craftsmanship, and beauty that sets it apart from anything else on the market. Anchoring the massive pie-shaped lot is a free-form heated saltwater pool, complete with a natural jump rock [...]

- 6 beds
- 5 baths
- Single Family Residence
- Residential
- Active
- 3921 sq ft



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# Building Details

|                                                              |                                        |
|--------------------------------------------------------------|----------------------------------------|
| <b>Stories:</b> 2                                            | <b>Building Area Total:</b> 5467 sq ft |
| <b>Parking Features:</b> Attached Garage, Garage Door Opener | <b>View:</b> Forest, Panoramic         |
| <b>Covered Spaces:</b> 2                                     | <b>Construction Materials:</b> Stone   |
| <b>Garage Spaces:</b> 2                                      | <b>Roof:</b> Asphalt Shing             |

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# Amenities & Features

|                                                                                                                                      |                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>Water Source:</b> Municipal                                                                                                       | <b>Patio &amp; Porch Features:</b> Deck, Patio                                                          |
| <b>Architectural Style:</b> Traditional                                                                                              | <b>Spa Yes/ No:</b> 1                                                                                   |
| <b>View Yes / No:</b> 1                                                                                                              | <b>Appliances:</b> Bar Fridge, Water Heater, Water Softener                                             |
| <b>Pool Features:</b> In Ground                                                                                                      | <b>Sewer:</b> Sewer (Municipal)                                                                         |
| <b>Spa Features:</b> Heated                                                                                                          | <b>Exterior Features:</b> Backs on Greenbelt, Balcony, Landscaped, Lighting, Privacy, Year Round Living |
| <b>Cooling:</b> Central Air                                                                                                          | <b>Attached Garage Yes/ No:</b> 1                                                                       |
| <b>Interior Features:</b> Air Exchanger, Auto Garage Door Remote(s), Ceiling Fan(s), In-law Capability, Upgraded Insulation, Wet Bar | <b>Heating:</b> Forced Air, Natural Gas                                                                 |
| <b>Frontage Type:</b> West                                                                                                           | <b>Fireplace Features:</b> Gas                                                                          |
| <b>Fencing:</b> Full                                                                                                                 |                                                                                                         |

