



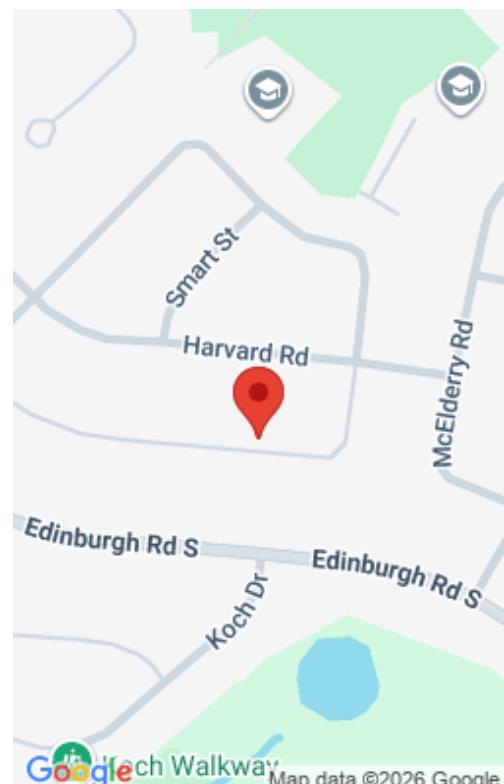
**\$875,000**

## **32 BRAZOLOT DR, GUELPH, ON N1G 4K8, CANADA**

<https://krealtypros.com>

STUDENTS/INVESTMENT/DEVELOPMENT POTENTIAL! Known for its prime location and walkability to the University of Guelph, Kortright West offers excellent investment potential, particularly for those looking to rent to students or faculty members. The City of Guelph's zoning bylaw supports up to a total of 4 rental units via the construction of an Additional Dwelling Unit (AUD) [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1053 sq ft



## Building Details

**Building Area Total:** 1322 sq ft

**Year Built Details:** Town Records

**Parking Features:** Attached Garage, Asphalt **Covered Spaces:** 2

**Construction Materials:** Brick Veneer, Other **Garage Spaces:** 2

**Roof:** Asphalt Shing

## Amenities & Features

**Water Source:** Municipal

**Patio & Porch Features:** Deck

**Architectural Style:** Bungalow Raised

**Appliances:** Water Softener, Dryer, Gas Stove, Refrigerator, Stove, Washer

**Sewer:** Sewer (Municipal)

**Cooling:** None

**Attached Garage Yes/ No:** 1

**Interior Features:** Auto Garage Door Remote(s)

**Heating:** Forced Air, Natural Gas

**Frontage Type:** East

**Fireplace Features:** Gas

