



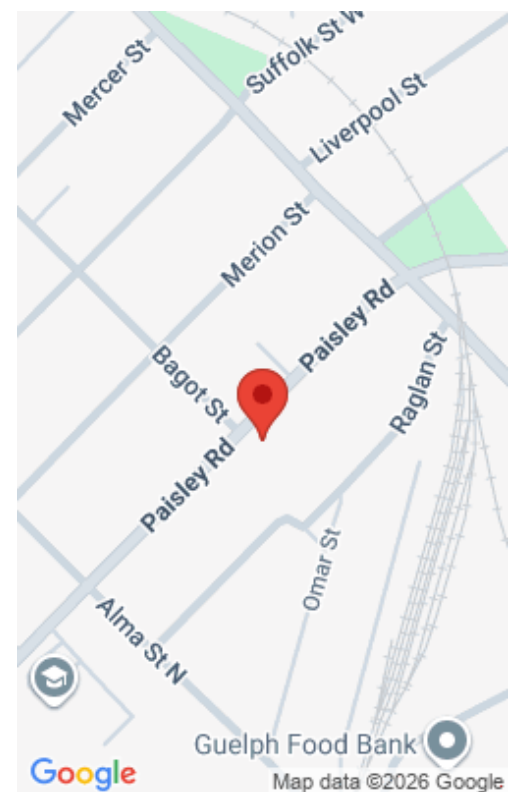
**\$799,900**

## **314 PAISLEY RD, GUELPH, ON N1H 2P9, CANADA**

<https://krealtypros.com>

314 Paisley Rd is a 4-bdrm LEGAL duplex in prime location just a short walk to downtown Guelph! Offering excellent income potential, this property can easily be converted into a triplex W/the bsmt already featuring a bdrm, bathroom & living room. Fantastic opportunity for investors seeking strong cash flow or for buyers looking to live [...]

- 4 beds
- 3 baths
- Duplex Up/Down
- Residential Income
- Active
- 1421 sq ft



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## Building Details

**Number Of Units Total:** 2

**Stories:** 2

**Building Area Total:** 2105 sq ft

**StoriesTotal:** 2

**Parking Features:** Asphalt

**Security Features:** Carbon Monoxide Detector, Smoke Detector

**Construction Materials:** Vinyl Siding **Roof:** Metal

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## Amenities & Features

**Water Source:** Municipal

**Appliances:** Water Softener, Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer

**Sewer:** Sewer (Municipal)

**Spa Features:** Hot Tub, Heated

**Exterior Features:** Separate Hydro Meters

**Cooling:** Central Air

**Interior Features:** Accessory Apartment, Separate Hydro Meters

**Heating:** Forced Air, Natural Gas

**Frontage Type:** South

