



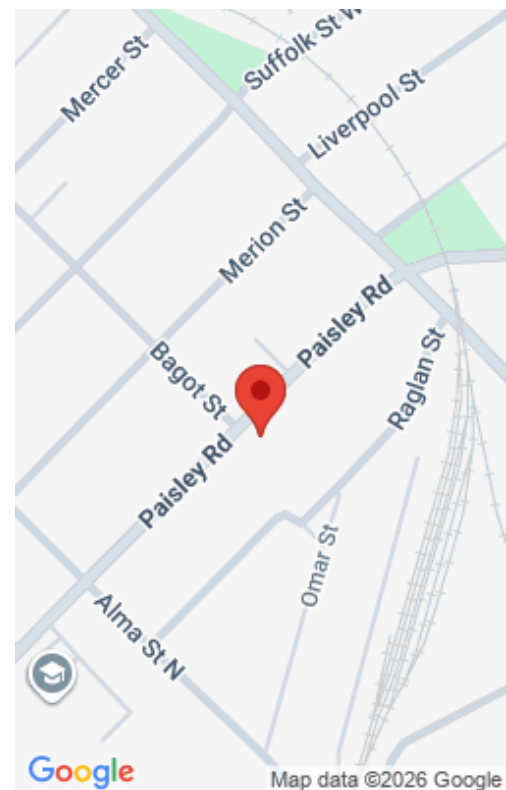
**\$729,900**

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

<https://krealitypros.com>

314 Paisley Rd is a 4-bdrm LEGAL duplex in prime location just a short walk to downtown! Offering excellent income potential, this property can easily be converted into a triplex W/the bsmt already featuring a bdrm, bathroom & living room. Vacant possession available allowing you to move in immediately or secure your own tenants at [...]

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



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# Building Details

|                                             |                                                                    |
|---------------------------------------------|--------------------------------------------------------------------|
| <b>Number Of Units Total:</b> 2             | <b>Stories:</b> 2                                                  |
| <b>Building Area Total:</b> 1421 sq ft      | <b>StoriesTotal:</b> 2                                             |
| <b>Parking Features:</b> Asphalt            | <b>Security Features:</b> Carbon Monoxide Detector, Smoke Detector |
| <b>Construction Materials:</b> Vinyl Siding | <b>Roof:</b> Metal                                                 |

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# Amenities & Features

|                                                                      |                                                                                                       |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Water Source:</b> Municipal                                       | <b>Appliances:</b> Water Softener, Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer |
| <b>Sewer:</b> Sewer (Municipal)                                      | <b>Spa Features:</b> Hot Tub, Heated                                                                  |
| <b>Exterior Features:</b> Separate Hydro Meters                      | <b>Cooling:</b> Central Air                                                                           |
| <b>Interior Features:</b> Accessory Apartment, Separate Hydro Meters | <b>Heating:</b> Forced Air, Natural Gas                                                               |
| <b>Frontage Type:</b> South                                          |                                                                                                       |

